**The Hayloft, Gilbertson Road, Health Charnock, Chorley, PR7 4FD**

Supporting Planning Statement

21st January 2024

1. **Introduction**
	1. This Supporting Planning Statement has been prepared in support of a planning application for proposed new equestrian stables and riding arena at The Hayloft, Gilbertson Road, Health Charnock. The site sits within the jurisdiction of Chorley Borough Council.
	2. The application is accompanied by supporting documentation. The following documentation is included;
* Application form
* Relevant application planning fee
* Site location plan
* Proposed drawings

1. **Site Context**
	1. The proposed site is a small plot of land directly behind garages belonging to The Hayloft.
	2. The surrounding area of the proposed site is a number of acres that are used as open grassland paddocks for the neighbouring house.
	3. The site sits within Green Belt and is accessed off Rawlinson Lane, via an unadopted road.
	4. The site has easy access to the A6, and is in easy reach of the M61, M6 and M65 motorways.
	5. The site is within the red line boundary as depicted in the site map.
2. **Planning History**
	1. The site does have a planning history of previous consents.
3. **Planning**
	1. The submitted drawings show 4 stables, one tack room, barn and wash/vet area, along with the riding arena marked out.
	2. The riding arena is proposed to be a size of 20 x 60 meters and will be post and railed fencing around the perimeter. This perimeter fence is in keeping with the surrounding land and does not pose any encroachments on the openness of the Green Belt.
	3. The riding arena will be surfaced with an appropriate equestrian surface.
	4. The submission is for private use of the stables and arena for The Hayloft only.
	5. The proposed location has been agreed to fall within the red line boundary. The location does therefore fall into appropriate development in Green Belt.
	6. The proposed location for this application falls within the previously developed land within Green Belt and the proposed stables and arena do not have a great impact on the openness of the green belt.
	7. The proposed application for 4 stables, tack room, essential barn and wash/vet area, is in excess of the domestic stables allowed under Central Lancashire Rural Development Supplementary Planning Document which allows for three stables and one tack room. This is due to the barn being essential to store feed, forage and equipment to maintain the proposed development and to be able to suitably look after the horses.
	8. The size of the proposed development is within the size relative for private leisure use only.
	9. The number of horses housed on the site therefore reflects the size of the household.
	10. Considering the Green Belt, the stables are modest in scale and positioned on the most discreet area of the site. Located behind the existing garages. There is no public right of way routes within the site or effected by the proposed development.
	11. The type of development proposed are not considered to be inappropriate in the Green Belt provided they preserve openness and do not conflict with the purposes of the land within it.
	12. NPPF paragraph 138 sets out the five purposes of the Green Belt. Assessing the development against the purposes, it is considered that the proposal does not result in unrestricted sprawl of large built-up areas, it does not result in neighbouring towns merging into one another, the proposal does not result in encroachment into the countryside and does not have any impact on the setting and special character of historic towns. Therefore, it is concluded that the development will have no adverse impacts of the key purposes of the Green Belt.
	13. Suitable drainage will be applied to the site, both for the stable area and the riding arena. Either soakaways or suitable drainage systems specially designed for equestrian developments will be used to ensure all surface water is suitably drained away from any surrounding properties.
4. **Overview**
	1. The proposed site is within the red line area and is within previously developed area.
	2. The proposed development is for private use only.
	3. The proposed development does not adversely have an impact on the openness of Green Belt.
	4. The design of the stables and riding arena respects the character of the countryside and looks in keeping with the surrounding areas.
	5. There are no technical issues that would constitute a reason for refusal of planning permission.
	6. The proposal meets the relevant local and national tests, and therefore we respectfully request that planning is granted.