

HOLCOMBE SOCIETY.

Heritage Statement

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Ref :- Planning Application Margaret Haes Riding Centre

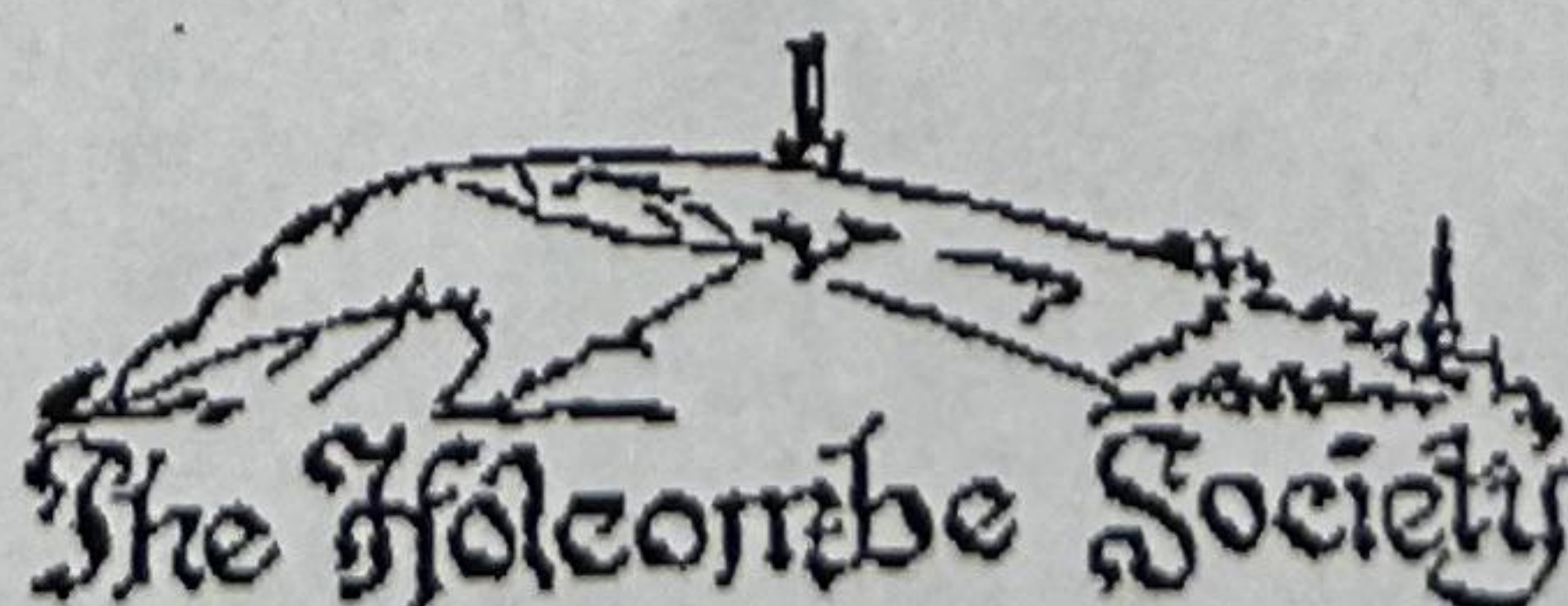
As a founding member of the Ramsbottom Heritage Society and a long standing resident of Holcombe village, I am delighted to submit this heritage statement as regards the planning application for the Margaret Haes Riding Centre.

The riding centre, which is briefly mentioned in the Holcombe Conservation Area Appraisal in 2010, has been in the same location for over 50 years. The Riding Centre offers riding for the disabled and its existence predates the introduction of the Holcombe Conservation area.

With reference to the National Planning Policy Framework and in particular paragraphs 200 to 214 relating to heritage assets and the potential for harm, I am confident that in the context of the overall riding centre site the proposed location of the stable block and installation of the clock tower brings no additional harm.

I am confident that the changes proposed by the Riding Centre do not harm the Holcombe Conservation Area which is characterised by the open views (in and out), together with many heritage assets. The character and appearance of the Conservation Area would be preserved. There is no impact on the neighbouring listed buildings of Higher House or Emmanuel Holcombe Church or the non-designated Higher Barn . The reasons for reaching this conclusion are set out below.

I understand the proposed relocation of an existing double wooden stable block with no roof cover and only partial installed inside the Hay Barn, to flat land behind the far stable block is required for better horse welfare and enables the full use of the hay barn for storage the horse's bedding and feedstuffs. When set up behind the far stable block it will allow two horses to be stabled whereas only one can occupy in the hay barn due to limited space and in terms of horse welfare, the dust levels are too high in the barn. The wooden stable block is standard construction, black felt roof sheets and dark stained wood and, therefore, visually in



A non-political, no-sectarian organisation endeavouring to conserve