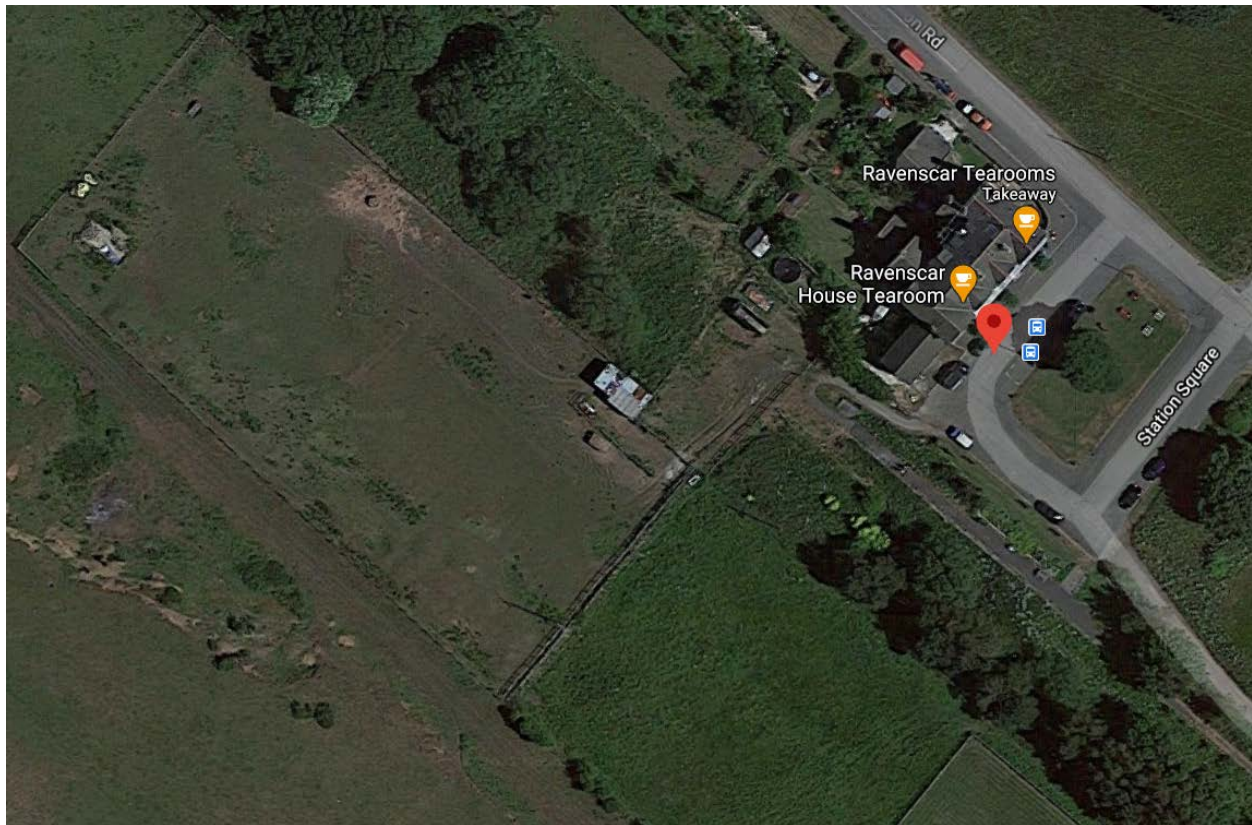


Design And Access Statement
For
Proposed Replacement Stable and Storage Block
At
Land near to Station Square, Ravenscar,
Scarborough



Victoria Wharton BA Hons CAP

1.Application Site

The site lies to the North of Scarborough, in the settlement of Ravenscar. It is closely located to Station Square and the old Whitby to Scarborough railway line at Ravenscar. It is situated within the North York Moors National Park.

The site and its immediate context is shown on the submitted Site Location Plan.

The site is a field located near to the houses in Station Square. There is an existing stable block on the site. This is in poor repair and is built of a mixture of materials including timber, block and corrugated sheets.



Pictures showing existing stable block.

The proposal is to remove the existing stable block and replace it with a steel portal frame building clad with Yorkshire boarding.

2. Planning History

There is no relevant planning history for the application site recorded on the Local Planning Authority online planning database.

3. Description of the Development

The application seeks to secure Full Planning Consent for a replacement stable and associated storage block.

Consultation with North York Moors National Park Planning Authority has not been undertaken.

The site already has a stable block on it, which is in poor repair and is constructed of a mixture of materials including timber, blockwork and corrugated sheets. It is screened from view by trees/shrubs to the rear, the front and sides are screened by the natural topography of the site.

The new building will be slightly larger than the existing block. The proposal will be constructed so it is more in keeping with the surrounding area. It will be constructed using a steel portal frame with blockwork to the lower half and clad with Yorkshire boarding with a corrugated metal roof.

4. Planning Policy

The North York Moors National Park Authority Local Plan which was adopted in July 2020 outlines the requirements planning applications need to fulfil in order to be approved.

Strategic Policy A states that:

Within the North York Moors National Park a positive approach to new development will be taken, in line with the presumption in favour of sustainable development set out in the National Planning Policy Framework and where decisions are consistent with National Park statutory purposes:

- 1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park;*
- 2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.*

Where there is an irreconcilable conflict between the statutory purposes the Sandford Principle will be applied and greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park. Sustainable development means development which:

- a) Is of a high quality design and scale which respects and reinforces the character of the local landscape and the built and historic environment;*
- b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities;*
- c) Protects or enhances natural capital and the ecosystem services they provide;*
- d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species; 38 North York Moors National Park Authority Local Plan July 2020 18The National Parks and Access to the Countryside Act, 1949, Section 11A(2), as inserted by Section 62 of the 1995 Environment Act*
- e) Builds resilience to climate change through adaptation to and mitigation of its effects;*
- f) Makes sustainable use of resources, including using previously developed land wherever possible; and*
- g) Does not reduce the quality of soil, air and water in and around the National Park.*

The proposal accords with the above policy in that it provides a replacement building in keeping with the surrounding area. The existing building is becoming dilapidated, a new building would improve the overall appearance of the area. The materials utilised in the proposal accord with recommendations within the supplementary design guidance produced by North York Moors National Park Authority.

Policy CO20 states that:-

Equestrian Development for Private Use Horse related development for private use, including stables, outdoor exercise arenas and permanent field shelters will only be permitted where:

1. There is no unacceptable impact on the local landscape character or the special qualities of the National Park;

2. Existing buildings are used as far as possible and any new stables, yard areas and facilities are closely associated with existing buildings and are not prominent in the landscape;

3. The scale of any new structures is appropriate to their setting and the design reflects the principles outlined in the Authority's Design Guide;145 North York Moors National Park Authority Local Plan July 2020

4. The development does not harm the amenities of neighbouring occupiers by reason of noise, disturbance, smell or other adverse impact;

5. Lighting is discreet in order to minimise light pollution;

and 6. There is adequate space for parking and access for horse related vehicles and the development will not prejudice road safety in the locality. All proposals located within the domestic curtilage of an existing dwelling should also meet the requirements of Policy CO17 Householder Development. Where permission is granted, planning conditions will be imposed to control the equestrian use and ensure that the facility is for private use only.

The proposal accords with the above policy. The application seeks to replace an existing building which is past its best. Therefore the proposal will enhance and improve the local landscape.

The existing building will be replaced and the new building will be located on its footprint. The building will not be prominent in the landscape as it is screened by the topography of the site and the trees close by.

The scale is appropriate and there will be no harm to the neighbouring occupiers as the existing facilities do not cause a problem.

Existing lighting will be reused and directed towards the ground as it is presently.

With regard to parking, the applicant lives at No.4 Station Square so already has adequate parking for his vehicles here.

5.Site access

Access to the site will be from the square via the current access. There is ample parking in the square, however as stated previously the applicant resides at No. 4 Station Square and thus will access the site on foot.

6.Conclusions

The application seeks full planning permission for a replacement stable/storage block on land near to Station Square, Ravenscar.

The proposal has been considered alongside relevant planning policies and guidance. It has been demonstrated that the proposal is in accordance with policies contained within the North York Moors National Park Authority Local Plan Document and the NPPF.

We feel the proposal is sympathetic to both the host site and the surrounding area.

The proposal allows the applicant a suitable building to house his horse/s with an additional storage area.

It is therefore respectfully requested that, for the reasons outlined in this statement, this planning application is granted.