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NYMNPA

30/11/2021

# Design and Access Statement

for proposed works at:  
The Oaken Barn,  
Bell Hill Farm,  
Staintondale Road,  
Ravenscar,  
Scarborough,  
YO13 OEP

client:  
K. Riley & T. Evans

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**A L Turner + Associates**  
1 Loring Road  
Ravenscar  
Scarborough  
North Yorkshire  
YO13 OLY

November 2021

## **THE PROPOSAL**

This proposal is for the erection of a single storey stable with a surfaced menage.

## **ASSESSMENT OF THE SITE'S EXISTING IMMEDIATE AND WIDER CONTEXT**

- **Use –**  
The site is contained within a grazing paddock of approximately 1,548m<sup>2</sup> annexed to and to the south-west of The Oaken Barn on the opposite side of Staintondale Road.
- **Character –**  
The site is open grazing land enclosed by a timber post and rail fence with a gated access off Staintondale Road. The site is roughly triangular in shape bounded by Staintondale Road to the north-west, a farm track to the north-east and agricultural land to the south-east.
- **Special designation –**  
The site is unallocated in the adopted Local Plan.  
The site is not situated within a designated Conservation Area.  
The site is not within an Article 4 Direction area.  
There are no tree preservation orders attached to the site.  
There are no listed buildings within the site or within influence of the site.  
There are no landmark buildings of interest within the site or within influence of the site.
- **Spaces –**  
The immediate surroundings are comprised of agricultural land interspersed with small groups of dwellings consisting of a mixture of dwellings, amenity buildings and agricultural buildings. The general topography is level but rising beyond the northern end of the application site. There is a small group of trees just beyond the southernmost corner of the site.
- **Access routes –**  
The site takes vehicular and pedestrian access directly from Staintondale Road which is narrow and sparsely surfaced. This road links with Bloody Beck Hill (Scarborough Road) to the west and Bent Rigg Lane to the north-east.
- **Access to services/transportation –**  
There is a limited public bus route close to the site.  
There are no footways attached to the surrounding adopted roads but there is an extensive network of public footpaths and bridleways throughout the vicinity.

## **ASSESSMENT OF THE PROPOSED IMMEDIATE AND WIDER CONTEXT**

- **Uses –**

The proposal will not alter the existing base use of the site but it will introduce a stable building and menage area at one end of the site to complement the rest of the enclosed land which will remain in use for grazing.
- **Character -**

The rural appearance and openness of the site will be maintained with the proposed use for stabling being wholly in keeping with the surroundings. Existing boundary fences will be retained and the nominal screening afforded by the small group of trees just beyond the southern corner of the site will remain. The design of stable building proposed is based on a typical English stable building faced in timber cladding with a low pitched roof and a projecting eaves shelter above the stable doors.

The requirement is for stabling of three horses plus a room for tack, feed and storage of maintenance tools/vehicles (ride on mower, feed trailer, wheelbarrow and hand tools).
- **Spaces –**

The space immediately around the proposed stable will be covered in a blended, non-waxed all weather surface to provide a winter exercise area for the horses. The remaining paddock will be fenced off from the stable and will be used mainly for summer grazing.
- **Archaeology –**

Based on a walk-over of the site there is no visible evidence of archaeological remains.

If, during the course of construction items of interest are found the Applicant will record the findings and notify the local Archaeology Advisory Service inviting their interest.
- **Contamination –**

Based on a walk-over of the site there is no visible evidence of contamination. Further and more detailed studies will be undertaken as a matter of course during and throughout construction and appropriate action will be taken in consultation with the appointed Building Control Body should materials of risk be found.
- **Accessibility –**

Access to the site from the public road will remain as existing. The existing gated entrance into the site will be retained. The existing boundary fences are already stock proof and will remain, subject to ongoing repair as required.
- **Security –**

The use of low wattage security lighting activated by PIR sensors will be included bearing in mind the need to observe adopted Policy ENV4 Dark Night Skies. There will be a level of natural surveillance from The Oaken Barn which is within sight of the stables.

- **Impact on Existing Trees –**  
There are no trees on site but there is a small group of trees within influence just beyond the southern corner of the site. Refer to the accompanying Tree Report.
- **Topography/gradients –**  
There are no changes to land levels proposed.
- **Special designation –**  
There is nothing contained in the proposal which could influence the status of the site.

### **SOCIAL CONTEXT**

- **Effect from the proposed works –**  
The Applicants have been in business for twenty years or more in Whitby and have owned and enjoyed horses for four decades. However, up until their move to The Oaken Barn, following retirement from business, their three horses have been remotely stabled. That arrangement limits the time available for spending with the horses and increases travelling time and energy getting too and from the stables.  
Moving to Ravenscar with space for their own stables will enable the Applicants to fulfil a wish to have their horses close at hand. The advantages to this are clear allowing the Applicants to spend more time with the horses and in turn enabling the horses to spend more time outdoors.
- **Over-looking/over-shadowing –**  
There is no potential for overlooking or overshadowing of other properties from the site.
- **Impact on local services –**  
The proposal will be beneficial to local services by continuing the local tradition of horse ownership and country riding pursuits helping to sustain local suppliers within the equine world.

### **ECONOMIC CONTEXT**

- **Employment –**  
Short term employment will be provided throughout the construction period. The stables will contribute indirectly towards sustaining employment through the various suppliers of feed, bedding material, etc.

- **Effect on attractiveness of area to investors –**  
The proposal will improve the attractiveness of the property by making good use of grazing land in a rural setting. The works are therefore seen as positive in this context.

#### **RELEVANT PLANNING POLICIES**

- **Local Plan Policies -**  
Relevant polices contained in the adopted Local Plan are:  
**CO20** – Equestrian Development for Private Use  
**ENV1** – Trees, Woodlands, Traditional Orchards and Hedgerows  
**ENV4** – Dark Night Skies  
**Design Guide** Part 5 New Agricultural Buildings
- **National and Regional Policies –**  
National Planning Policy Framework (NPPF).

#### **COMMUNITY INVOLVEMENT**

The scale of the proposal does not warrant a pre-application public consultation process.

It is noted that the proposals will be subject to wider consultation by the LPA through the normal planning process following registration of the application.

#### **EVALUATION AND SUSTAINABILITY**

- Current local and national planning policies/guidelines are supportive of proposals which are beneficial to existing uses, which this proposal is.
- The proposal meets the aims and objectives of the adopted Local Plan insofar as the recommendations contained in CO20, ENV1 and ENV4 together with Part 5 of the Design Guide for new agricultural buildings have been taken into account.
- The proposal does not seek to alter the character of the area.
- The proposal affords an opportunity to improve the quality of life for the Applicants and their guest visitors to the area.

## **DESIGN**

- **Use Justification –**

The proposed use of the building will enable the Applicants to enjoy their horses on site rather than having to travel to remote stabling which they have been doing for four decades. Introduction of a new stable building in that location and to the design being proposed is complementary to the setting and in line with how many other local horse owners live and operate.

- **Local Plan Policies**

**CO20 – Equestrian Development for Private Use**

The proposal is entirely in keeping with the character of Ravenscar which has a high proportion of horse owners making good use of the local network of bridleways and roads.

The Applicants own two small paddocks adjoining The Oaken Barn which is a conversion of a former agricultural building within a small group of other conversions. There are no existing outbuildings on site so it is not possible to make use of existing structures to achieve stabling. Besides which the domestic curtilage is somewhat limited to accommodate a new build stable which, in any case, would look out of keeping and alien to the existing group of buildings.

The obvious solution is to erect a new stable on one of the two paddocks.

Of these the application site is the more suitable location for siting a stable block for private use. The second paddock which is immediately north of The Oaken Barn is more open with no natural screening. Whereas the application site is slightly more hidden and does have some degree of screening provided by the group of trees adjacent the southern corner. The trees and shape of the site at its southern end provide a natural enclosure for the stables which can sit comfortably within the southern quarter of the site. Thus, approximately 50% of that paddock area will remain open as existing.

The design of the proposed stable is traditional English in nature being low in height, small in scale and built of natural materials beneath a dark coloured roof. This combination will lessen the impact on the local landscape and will not result in an unacceptable intrusion into the openness of the countryside.

**ENV1 – Trees, Woodlands, Traditional Orchards and Hedgerows**

Although the existing small group of trees is not of exceptional quality and does not provide a large extent of greenery it does define the southern corner of the application site. Also, when approaching from the south the trees will screen the stables to some degree, or at least shift the focal point, and when approaching from the north the trees will form a backdrop to the stables. There will therefore be a comfortable relationship between trees and stable.

The siting of the stables will avoid any conflict with the trees in terms of risk to growth by being of sufficient distance as to avoid potential damage to the canopy and root system.

It has been demonstrated that the stables pose no threat to the trees and any associated wildlife that may depend upon them

#### **ENV4 – Dark Night Skies**

The application site is outwith the limits of the defined Remote Areas under this policy, thereby establishing that external lighting may be permitted.

External lighting with stables is essential for both security and the safety of both animals and humans. There are no proposals to erect standard lighting or floodlighting around the menage area and any lighting attached to the stables will be discreet, low wattage and controllable.

The general purpose lights will be located beneath the eaves shelter so that it will only be possible for light to be cast in a downward direction beneath the umbrella of the eaves shelter. Security lights around the building will be limited to three locations and again will be downward pointing and activated by PIR sensors.

The total effect upon the dark night skies will be minimal by use of downward pointing and low wattage lights which are controlled by sensors and are, therefore, only illuminated for short periods. Lighting beneath the eaves shelter will only be seen from the north-west to south-west quarter which does not contain any dwellings and will be quickly masked by the rising topography. These lights will be concealed behind the building when viewed from other directions. However, for security purposes it will be possible to see the lighting from The Oaken Barn but not from any other dwelling nearby.

This demonstrates that the proposed lighting will be discreet and will not produce a night-time halo or bright light sources.

#### **Design Guide - Part 5 New Agricultural Buildings**

Although the proposed building will not form part of an agricultural holding design advice contained in this policy has been taken into account bearing in mind the location of the application site within open countryside surrounded by agricultural land.

The scale of the proposed building is small with low eaves and ridge heights. The design follows traditional English stable building models with external cladding consisting of timber boarded walls and a roof covering of black Onduline sheet which is commonly found on small agricultural buildings and stables.

The siting of the proposed building is to one end of the existing grazing paddock to avoid encroachment into the more open areas.

- **National Land Use Policies**

**NPPF** – paragraph 2 states – *‘Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.’*

It is considered this proposal is non-contentious and can be determined within the scope of the Local Plan.

In summary:

- **Amount –**

The proposal is for a small stable block to accommodate three horses plus tack, feed and equipment storage. The use of the stables will be private for use by the Applicants only and will accommodate their three existing horses noting that the Applicants have been horse owners for four decades.

- **Layout –**  
The stable block will be a traditional 'L' shaped arrangement with individual stable sizes in line with recommendations made by The British Horse Society. Space will be built in for tack, feed and storage of general equipment.
- **Scale –**  
The scale of the proposed stable is modest and proportionate to the intended use with an associated all weather surfaced menage contained within the south-western end of the application site.
- **Landscaping –**  
Existing landscaping has been retained and it is considered there is no need for additional hard or soft landscaping, other than the surfaced menage.
- **Appearance –**  
The appearance of the stables will be in keeping with aspirations of the Local Plan contributing to the charm and character of the National Park.
- **Access –**  
Access into the application site will be via the current and long standing gated opening contained within the boundary fence directly off Staintondale Road. Access around the site will be level. As existing.



## **CONCLUDING STATEMENT**

This Design and Access Statement has been written in support of a proposal to erect a single storey stable with an all weather menage.

The statement demonstrates the following aspects have been taken into account:

- the context of the site has been considered and documented, and includes an accessibility audit, together with references to relevant planning policies.
- the design of the proposal has been justified in terms of use, amount, layout, scale, landscaping, appearance and access arrangements.

Further:

- The proposal complies with the relevant Local Plan policies and national planning strategies and guidelines.
- In conclusion it is considered that the proposal meets the requirements of national and local planning policies and that the Council should be supportive of the scheme and grant planning permission.

**END**

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# Brief Tree Report

for proposed works at:

The Oaken Barn,  
Bell Hill Farm,  
Staintondale Road,  
Ravenscar,  
Scarborough,  
YO13 0EP

client:

K. Riley & T. Evans

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**A L Turner + Associates**

1 Loring Road  
Ravenscar  
Scarborough  
North Yorkshire  
YO13 0LY

November 2021

### **Survey Details**

The survey took place on 05 November 2021.

All trees were inspected from ground level with no climbed inspection or invasive procedures carried out.

Measurements were obtained using an electronic distometer but where this was not possible, measurements were estimated to the best ability of the surveyor.

### **Land Use**

The application site abuts the site containing the trees. The application site is fenced grassland used for animal grazing. The trees are located on fallow grassland in the adjoining field. There is a timber fence between the application site and the trees.

The general topography is level.

### **Treescape and Visual Amenity**

The trees form a small grouping on the edge of a field just beyond the south-east boundary of the application site in a wider setting which contains other small groups of trees.

The group contains three mature trees of the Maple variety and a smaller group of immature scrub. For the purposes of this report the scrub trees have been ignored on the basis they are of no value in terms of size and quality.

The group provides a degree of visual amenity.

### **Species Diversity**

All trees are of the Maple variety.

### **Status**

The trees are located within a National Park in an area which does not carry any additional protection.

There are no recorded Tree Preservation Orders relating to the trees.

As such there is no obligation to take special measures. However, as the trees form part of this special landscape the Applicants are keen to ensure that no harm comes to the trees as a result of the proposed construction works.

### **Tree Descriptions**

Trees T1, T2 and T3 are identified on accompanying drawing 2472:2 Site Layout / Block Plan / Tree Constraints Plan.

**T1** – Maple approx. 12.00m high with 6.875m spread. The trunk is divided close to ground level. The condition of the tree is fair with no obvious signs of damage or decay.

**T2** – Maple approx. 8.00m high with 5.00 spread. The condition of the tree is fair with no obvious signs of damage or decay.

**T3** – Maple approx. 7.00m high with 6.50m spread. The condition of the tree is poor with decayed trunk and limited life expectancy.

### **Recommendations**

The trees are outwith the application site's ownership and therefore cannot be managed as part of the application details. However, the proposals will not directly impact upon the trees or the tree canopy as shown in green on drawing 2472:2.

The recommendation is to remain outside the root protection area as far as possible and practical as noted in blue shading on drawing 2472:2 with construction activities that are likely to result in damage to the root system avoided. Use of mechanical equipment for site stripping shall be restricted to Bobcat type machinery with caterpillar tracks or hand digging to minimise ground pressure.

The root protection area will only be affected by the formation of all weather surfacing, therefore any required works will be nominal in terms of site stripping.

During ground preparation and construction for the stable block the root protection area shall be cordoned off using Heras fencing to ensure that no heavy duty equipment or storage of materials takes place within the root protection area.

**END**

**The Oaken Barn, Bell Hill Farm, Staintondale Road, Ravenscar, Scarborough, YO13 0EP**

example of external downlight with PIR sensor



black metal casing

15 watt bulb

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**Manure Management Plan in Respect of:  
Erection of stable on land at The Oaken Barn, Bell Hill Farm, Staintondale Road, Ravenscar, YO13 0EP  
Applicants – K. Riley and T. Evans**

**Manure Management Plan**

Horse manure management shall be based on the following principles:

- external storage shall be close to the stable with easy access to the field gate;
- external storage shall be contained in a dedicated bin which shall have a concrete base and temporary timber rail sides not more than 900mm high;
- manure nutrients shall be retained for enhancing the soil condition at The Oaken Barn;
- manure storage shall be such to prevent surface and ground water contamination;
- manure storage location shall protect the health and safety of livestock and visiting personnel;
- surplus manure, not required for use at The Oaken Barn shall be bagged and passed on to local gardeners for personal use;
- manure shall be removed from the stable at intervals not greater than 48 hours;
- manure shall not be stored on site for periods longer than six months before being disposed of or used on Meadow House land.

END

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