

DESIGN AND ACCESS STATEMENT

PROJECT: Land at Willow Wood Way, Stainsacre, YO22 4PX

APPLICANT: Mr and Mrs Fletcher

DATE: 28.08.2018

OUR REF: 8286

1.0 INTRODUCTION

- 1.1 This report has been commissioned by Mr and Mrs Fletcher who are the owners of Land at Willow Wood Way, Stainsacre, near Whitby.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds a Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.
- 1.3 The applicants, as owners of the land are currently utilising it in line with the existing planning permissions. The key application is NYM/2015/0595/FL. This was for use of land for keeping of horses plus erection of timber stable block and field shelter. This included the entire field for what was effectively a private equestrian/hobby use.
- 1.4 Condition 3 of the above mentioned approval has just gained approval to increase the permitted number of horses from 4 to 5 (NYM/2018/0459/FL).
- 1.5 Within the past few months permission has also been granted for the removal of condition that ties the use of the land to 26 Rigg View, Stainsacre.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 The proposal is for a number of changes together with extensions to the existing buildings on the site. The existing buildings are currently utilised for stabling, storage and field shelters. There are no proposed changes to the access track directly off Willow Wood Way. It is however proposed to create a permeable hardstanding in rubble that will eventually grass over around the perimeter of the existing yard area and buildings leading to the west where there is a proposed manege measuring 40 x 20 meters. In addition a tractor shed with store is proposed.
- 2.2 The proposed plans clearly demonstrate the above mentioned changes, extensions and addition of the manege.
- 2.3 The manege will have a shredded carpet and silica sand surface finished around the perimeter with brown stained post and rail fencing.

3.0 AMOUNT

- 3.1 The proposal is detailed in the application and as shown on the drawings. The manege will measure 20 x 40 meters and sit on what is a relatively level section of land therefore it is not proposed there will be any considerable remodelling of the levels. There will simply be removal of the top soil and installation of drainage then the shredded carpet/silica sand surface with perimeter fencing.

4.0 USE

- 4.1 The manege is for all weather horse riding. The addition of the manege and the extension accord with the current approved use for the field as a whole.
- 4.2 Tractor shed proposed with rear store. This is effectively covered storage as is encouraged by the North York Moors National Park.

5.0 LAYOUT

- 5.1 The manege is closely associated with the existing and proposed structures on the site. It is set against the back drop of the former railway land and embankment. It is at a position where it could be easily accessed with the creation of a perimeter permeable surface track around the existing buildings.
- 5.2 With the manege positioned to the west of the existing building there will be no measurable adverse impact or any clear visual changes to the nearby residential properties on Willow Wood Way.

6.0 SCALE

- 6.1 The scale of the proposal accords with a number of similar developments over the past few years that have received approval by the North York Moors National Park. Numerous maneges of this size have been approved.
- 6.2 The extension to create a tractor shed with hay store and tack room effectively replicates the size of the adjacent stable block. This structure is required for the welfare of the horses and to assist with the management of the land going forward in terms of housing the hay and tractor. The scale of the extension is commensurate to the existing buildings. Any impact on the wider landscape is negligible as a result.

7.0 LANDSCAPING

- 7.1 No considerable landscaping plans proposed. The provision of the track will aid access particularly during the winter months. The manege will have new timber post and rail fencing to the perimeter with a shredded carpet and silica sand surface when set against the back drop of the former railway line and embankment this will have little impact on the wider landscape. From the former railway line itself the embankment has mature planting meaning the field and structure are barely visible.

8.0 APPEARANCE

8.1 The manege will have new brown stained timber post and rail fencing to the perimeter with a shredded carpet and silica sand surface.

8.2 Proposed extension to accord with the current permission/building. This is as follows:

6. *The external timber cladding of the building hereby approved shall be coloured and maintained dark brown in perpetuity unless otherwise agreed in writing with the Local Planning Authority.*
7. *The external surface of the roof of the building hereby permitted shall be coloured and maintained dark grey or dark brown in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.*

9.0 ACCESS

9.1 No significant proposals in respect of access to and from the site. The existing access track from the end of Willow Wood Way is in a westerly direction to the buildings and will remain.

10.0 GENERAL

10.1 It is concluded that the manege will provide a much needed all weather surface on which to exercise and train the applicant's horses. This is in line with the current approved use of the field.

10.2 At the present time the applicant transports a number of the horses on and off the site up to 3 times a week for lessons and then on a number of occasions each month to the beach for leisure rides. The manege will enable the applicants to have private lessons onsite reducing the number and frequency of vehicle movements.

10.3 The additional space created with the tractor/hay shed and tack room will enable storage of existing items on the site to be kept internally in line with the accepted approach of the North York Moors National Park.