

DESIGN AND ACCESS STATEMENT

Ian Pick Associates Ltd

2014



NYMNP/PA

24 SEP 2014

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Client : **Whisperdales Farm Ltd**

1 Vernon Place
Scarborough
North Yorkshire
YO11 2NL

**CHANGE OF USE OF LAND FOR EQUESTRIAN USE AT KIRKLESS FARM,
HARWOOD DALE ROAD, SCARBOROUGH, YO13 0DN.**

PLANNING
24 SEP 2014

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Introduction

This report has been commissioned by J W Ramm of Foundry Hill Piggery.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This design and access statement has been prepared by Ian Pick. Ian Pick is a specialist agricultural and rural planning consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 16 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

Background Information

The applicants, Whisperdales Farm Ltd, are proposing the change of use of land at Kirkless Farm for equestrian use.

The agricultural enterprise extends to 200 acres of owner occupied land, the majority of which is arable. The applicants are proposing to utilise the existing grassland at Kirkless Farm for equestrian use, through the construction of an all-weather equestrian arena.

The existing traditional stone barn buildings are to be used as a livery. The proposed barns are structurally sound, and no external alterations are needed or proposed.

Amount of Development

The development proposal seeks full planning permission for the construction of an all-weather equestrian arena for both private and commercial use. The proposed equestrian arena will measure 40m x 20m.

The proposal also includes the change of use of the traditional stone buildings to form a livery. The proposed stables will not require any external alterations and both buildings are structurally sound. The proposed stables will provide accommodation for a maximum of 8 horses.



Use

The proposed equestrian arena will be used to provide equestrian training and exercise. The existing stone barns will be used as a livery (see site plan).

Layout

The proposed all-weather arena will be sited to the north of the existing farmstead and out buildings. The proposed arena will be bound with a post and rail fence.

The proposed livery will be located within the existing stone buildings, adjacent to the farmstead. No external alterations are proposed to the stone buildings.

Scale

The scale of the proposed development is 1.No all-weather equestrian arena measuring 40m x 20m, and a change of use to existing stone buildings to serve as a livery, with a maximum accommodation for 8 horses.

Landscaping

The proposed development is to be located within the existing site adjacent to the existing development, as such, any views of the proposed site will be in the context of the existing development and will not have a detrimental impact on the character of the surrounding landscape.

Appearance

The proposed equestrian arena will be made up of a sand and rubber base, a timber post and rail fence will border the arena. The proposed livery will be location within the existing traditional stone buildings. The proposed development will not require any external alterations.

Vehicular Access & Transport Links

Access to the proposed development is from the existing highway access. The site provides existing parking and turning provisions. Traffic generation will be limited to private cars, with up to 16 per day. The site will require occasional horse transport.

National Planning Policy

National Planning Policy is contained within the National Planning Policy Framework which was introduced on 27th March 2012. The NPPF provides

support for economic growth and development of agricultural businesses in paragraph 28.

“ 3. Supporting a prosperous rural economy

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;”

The National Planning Policy Framework provides strong support for the principal of agricultural development within paragraph 28. The proposal represents the sustainable growth and expansion of an existing agricultural business and as such is supported by the National Planning Policy Framework.

Kind Regards

Ian Pick

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