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Development Management
Ryedale District Council
Ryedale House
Malton

Dear Sir/Madam

Re:- Design & Access Statement in respect of the proposed Erection of a Steel Framed Building to form additional Stabling for The Rainbow Equine Hospital at Rainbow Cottage, Rainbow Lane, Old Malton.

The Rainbow Equine Hospital seek Planning approval for the erection of a Steel Framed Building (measuring approximately 39.0 x 18.0 metres) to provide additional facilities for the practice.

The practice is a Tier 3 Accredited Equine Hospital and one of only about 17 RCVS accredited Equine Hospitals in the country and possibly the only one in the North of England. The Hospital offers the best in Veterinary care for owners, trainers and breeders of horses and is at the forefront of equine veterinary medicine in both knowledge and equipment for surgical and diagnostic facilities.

Since gaining Hospital status some four to five years ago, the team of staff has more than doubled due mainly to the intensive care facilities that the practice provide and the number of vets has increased over the years from 3 to 13.

The practice have therefore looked at options available to expand the business to meet the increased demands and have been fortunate enough to be able to extend their facilities by purchasing Rainbow Cottage which abutted their complex and which is in sight and sound of their main centre. The existing Dwelling is also ideal accommodation for on call vets.

The proposal is to tidy up the site by removing the cluster of concrete Block and fibre cement sheeted buildings (former dog kennels) and then erect a steel framed building to form space for up to thirty stables. The building will be set up against the North East boundary of the site where it will be seen against a substantial and mature copse of trees which cover an embankment approach to a bridge over the A64. Mature hedges and trees will also screen views of the building from the A64 and Rainbow Lane.

There is adequate land available for roof water drainage to be discharged to soakaways or direct to the adjacent land drains and ditches.

As is the case with the existing stables, any manure and used bedding will be removed from the site by a local farmer on a weekly basis.

The building will allow the practice to meet the increasing demand they are experiencing.

The applicants also propose to improve access for horse boxes by forming an additional vehicular access point from the unclassified Rainbow Lane.

The Ryedale Plan (Para 5.34) acknowledges that Land-based economic activity is integral to the Districts economy, culture heritage and identity, farming, forestry and the equine industry, in particular horse racing, have all been longstanding and traditional components of economic activity. The Rainbow Equine Hospital obviously provides a vital service to the equine establishments in Ryedale and further a field and literally keeps them in good health.

The National Planning Policy Framework promotes supporting a prosperous rural economy and supporting the sustainable growth and expansion of all types of business and enterprise in rural areas.

It is considered that the proposed location for the building will make it easily accessible from Rainbow Lane and will limit its impact on the visual amenities of the area.

Yours faithfully

Mike Punchard