

Re: Design & Access Statement in respect of the Proposed erection of a Steel Portal Framed Building to form an extension to the existing equine facilities, and the construction of a block built, timber clad extension to the existing isolation stabling at Rainbow Equine Hospital, Rainbow Farm, Old Malton.

Rainbow Equine Hospital seeks Planning Approval for the erection of a portal steel frame building to form both an infill between existing buildings and provide an insulated water proof shell over an existing building. The proposals also include for the extension of a single storey stable block to improve isolation facilities.

Rainbow Equine Hospital is an accredited RCVS Equine Hospital located off Rainbow Lane, bordering the A64 bypass to the North of Malton. The hospital has developed a reputation for providing excellent and valued equine veterinary care for the numerous owners, trainers and breeders of equine stock in the Ryedale and wider North Yorkshire area. In recent years the practice has made a significant contribution to the development of equine veterinary medicine in terms of knowledge and the development of techniques and equipment. Consequently, the practice has continued to expand and has become a major employer and contributor to the local economy.

The major part of the proposed development comprises a large two storey portal steel framed building (approx.. 22m x 29m) which will abut the North Elevations of the existing two stable blocks in the South West corner of the site, and will bridge over the existing building to the North which contains the CT Scanning Equipment.

Permission was granted on 29th March 2016 for an infill structure between the above buildings (Ref:16/00157/FUL). However, since the approval for this scheme was granted, the practice has continued to grow at an unexpected rate and the approved facilities no longer meet their requirements. The new proposals will provide the required operating, preparation, stabling and welfare facilities and an improved CT scanning environment, all at ground floor level. The proposed first floor level will provide much needed management, administration, welfare, staff and storage facilities.

In addition to the requirement for extended and new facilities the practice has major concerns over the condition of the existing roof over the building containing the CT scanner. As the CT equipment is highly sensitive, there are concerns that it may be damaged either by water ingress or during the 'opening up' works required as part of the approved proposals.

The new proposals therefore, provide a practical solution that will allow the practice to maintain the existing building and protect the sensitive equipment within throughout the construction process. On completion of the new building, the roof of the existing building will be removed and the new first floor deck constructed over the existing building.

In order to meet the requirements of the Building Regulations Approved Document Part L for working environments, the proposed building will be fully clad on the roof and walls with composite insulated profiled steel sheets to match the existing two storey stable block. Local Plan Strategy Policies SP1 and SP16 have been taken into consideration in determining the location and in the proposed scale, design and choice of materials.

The second part of the proposals comprises the extension of the existing single storey stable block in the South East corner of the site. This facility is currently used for the isolation of animals but it does not adequately meet the requirements for isolation purposes. The proposals will provide an additional 74 sq. metres of internal space for additional stabling and also a sheltered preparation area. The existing building is constructed from fair-faced block partially clad with Yorkshire timber boarding, under a mineral fibre roof. The proposed extension will reflect the scale and style of the existing building.

The proposed new buildings have both been located and designed to have minimal impact when viewed from outside the site. Rainbow Farm is located close to the Northern boundary of the Malton Development boundary but due to the local topography it is significantly lower than the closest buildings and therefore, has no significant impact on the surrounding views.

The current parking provision on site are in excess of the current requirements and no amendments will be required to the current access as a result of the proposed development.

Rainbow Equine Hospital is an established and vital service provider and contributor to the local economy. The practice is keen to continue to grow and prosper within the Ryedale community. In order to achieve these aims it is essential that they are able to expand their current facilities. The proposals are considered to be in accord with Local Plan Strategy SP9.

It is considered that the proposals as a whole are in accordance with the following local planning policies:

- Local Plan Strategy – Policy SP1 General Location of Development and Settlement Hierarchy.
- Local Plan Strategy – Policy SP9 The Land Based and Rural Economy
- Local Plan Strategy – Policy SP6 Design
- Local Plan Strategy – Policy SP19 Presumption in Favour of Sustainable Development
- Local Plan Strategy – Policy SP20 General Development Management Issues
- National Planning Policy Framework
- National Planning Policy Guidance