

DESIGN & ACCESS STATEMENT

PREPARED IN CONNECTION
WITH A PLANNING APPLICATION

FOR

A STABLING AND STORAGE BUILDING
AT

WHITEHOLME FARM
GREAT HABTON
MALTON
NORTH YORKSHIRE

FOR

T D EASTERBY ESQ
(HABTON FARMS)

Prepared by:
P.W.Fisher, NDA, MI AgriM.
Cundalls
40, Burgate, Pickering

February 2019 (Updated 6/2/2019)



15 Market Place, Malton,
North Yorkshire, YO17 7LP
Tel: 01653 697820
Fax: 01653 698305
Email: malton@cundalls.co.uk
Website: www.cundalls.co.uk

Also at;
40 Burgate, Pickering,
North Yorkshire, YO18 7AU
Tel: 01751 472766
Fax: 01751 472992
Email: pickering@cundalls.co.uk

In association with;
CundallsRFAS
3 Church Street, Helmsley
North Yorkshire, YO62 5BT
Tel: 01439 772 000 Fax: 01439 770535
Email: cundalls@reagarthfas.co.uk



INTRODUCTION

The proposals seek planning permission for the erection of a stabling and storage building.

The statement takes into account policy SP9 in the Ryedale District Local Plan strategy. This policy relates to the land based and rural economy and in particular buildings that support land based activities (farming).

The statement also takes into account Ryedale District Council Policy SP16. This policy relates to the design of buildings so that they integrate into their surrounding locality. As well as dealing with the siting and design, it also relates to the materials used for the building. Policy SP13 (landscaping) has also been taken into account.

The Statement also takes into account SP20 of the Local Plan Strategy which is for generic development management issues and this follows the principles established in Policy SP16. The Statement also takes into account National Planning Policy NPPF Section 3 which relates to well-designed new buildings for agricultural and land-based activities in the rural economy.

Design & Use

The proposed building is planned to be sited in the farmyard at Whiteholme where there are a number of farm buildings for grain storage, drying facilities and general storage. The area for the proposed building is in the north eastern area of the farmyard.

The materials to be used on the new building are concrete blocks with external brick work and Yorkshire Boarding with both gable ends and the north elevation, precast concrete panels and dark brown box profile composite sheets with the south (farm yard) elevation and dark brown box profile composite sheets for the roof.

The proposed building will have a dual-purpose function. It will be used for stabling mares and foals as well as being used for the applicant's own horses for Hunting and Point to Point racing. Additionally, the building will be used for storage of hay and straw as well as being used for lambing purposes in adverse weather conditions once the hay and straw has been used over the winter months.

Access

The site of the building is in the farmyard at Whiteholme Farm which is accessed directly off the road from Habton village, the farm drive being immediately adjacent to the village cricket field.