



## The Planning & Design Associates

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### **DESIGN AND ACCESS STATEMENT**

Rev B – 9<sup>th</sup> April 2019.

**Change of Use of Agricultural Land to a Mixed  
Agriculture and Equestrian Use with Erection of a New  
Barn, a Barn Extension and Equipment and Facilities  
to Create an Equestrian Training Centre – Land  
Associated with Dudley Hill Farm, Sheriff Hutton**



Aerial View of Site

## **INTRODUCTION**

This statement is prepared generally in accordance with the requirements set out by DCLG Circular 01/2006 – Section 3. The appraisal will follow the 4 stage process advocated by the CABI Guide to good practice.

The site is located north west of Sheriff Hutton just outside the Howardian Hills area of outstanding natural beauty.

The applicant bought the site in 2018 and would like to set up an equestrian training centre. This application is for a change of use of agricultural land to equestrian as well as the erection of a new barn, a barn extension and installation or erection of various equipment and facilities required for the equestrian set up.

## **USE**

The site previously was used for agriculture but has ceased to be in use for agriculture since the previous owner sold the site .

The applicant wishes to change the use of the site from agriculture to a mix of agriculture and equestrian in order to set up an equestrian training centre, whilst still continuing to use some land for agriculture.

## **AMOUNT**

The total site area is 4.5 hectares.

The replacement barn will be 35x12m to match the existing barn footprint.

The barn extension is 4.6x4.3m, increasing the footprint of the buildings on site by 19.75m<sup>2</sup>

The Horse Walker and Lunge Pit are 20m in diameter.

All the track sizes are given on the site plan, drawing MCS-545-001-003.

## **LAYOUT**

The layout of the site is not really changing but a new access track will be created from Dudley Hill Farm to Cornborough Hall, which will help with access to the other fields on the site and the gallop track will be run through different fields.

## **SCALE**

The replacement barn aims to match the size of the existing barn and will be 4.2m high at the eaves and 5.1m at the ridge.

The barn extension will match the heights of the barn it is extending with an eaves height of 2.9m and the ridge will be 3.3m, which matches the height of the barn where the ridge of the extension meets the main roof.

The Lunge Pit will be 2m high and the Horse Walker will be 2.3m high.

## **LANDSCAPING**

The existing boundary treatments between fields will be retained where possible with some alterations required to allow for the gallop track.

Where the gallop, canter tracks and canter loop are to be formed, the fields will be altered to allow for a surface system comprising of a waxed, silica sand, polypropylene, polyester and elastic fibre mix (or similar), to be laid, with white pvc rails being installed to either side of the newly surfaced areas of the gallop and canter track.

The access track will comprise a base of compacted stone with a top layer of horse friendly stone dust, for example 0-4mm limestone dust.

## **APPEARANCE**

The replacement barn will be concrete panels at low level and metal cladding at high level. The roof will be composite cladding panels.

The barn extension to form a secure storage area will be constructed of blockwork to match the existing barn being extended and metal cladding at high level with metal cladding roof. All to match the existing barn being extended.

## **ACCESS**

Access to the site will remain from Whenby Lane.

The Ryedale Community Transport (RyeCat) 182 services runs from Malton to Foston and back via Dasket Hill, which leads onto Whenby Lane, once a day on Thursdays and Saturdays. There is a regular bus service 180 Transdev which goes from York to Malton and back, via Sheriff Hutton village, which is 1.5 miles from Dudley Hill Farm.

## **LOCAL PLAN AND NPPF**

The application is in line with the following policies:

Ryedale Local Plan:

SP6 – Delivering and distribution of Employment

SP9 – The land based and rural economy

SP13 – Landscapes

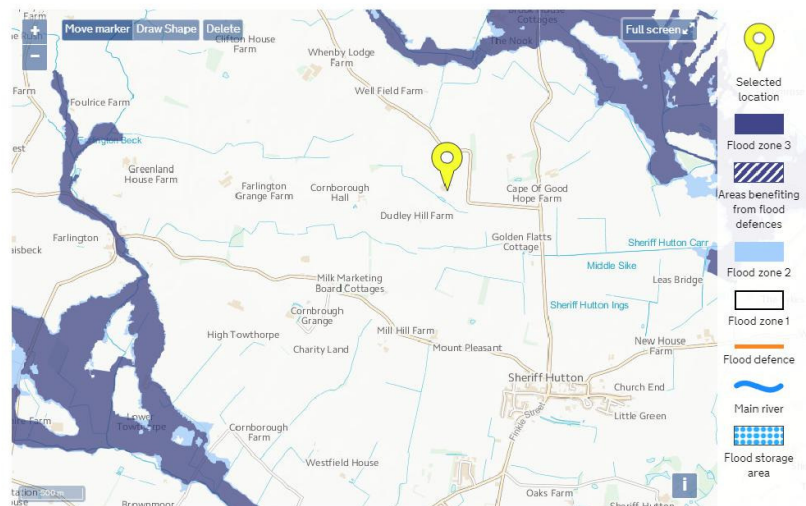
NPPF:

Chapter 1 – Building a strong, competitive economy

Chapter 3 – Supporting a prosperous rural economy

## FLOOD RISK

The site is in flood zone 1 with a low probability of flooding as indicated on the Environment Agency Flood Risk Map and no further action is required at this stage.



Environment Agency Flood Risk Map Showing the extent of flooding around the area of Dudley Hill Farm

## HERITAGE ASSESSMENT

Within the area of land owned by the applicant is a separately owned area of land which is the building and curtilage of Cornborough Hall, which is a Grade II listed building, entry number 1149590, which was first listed on 25th January 1954. The description is '2/32 Cornborough Hall (Formerly listed under 25.1.54 General) II House. Mid C18. Rendered with pantile roof. 2 parallel ranges under M-shaped roof with central hallway entry. 2 Storeys, 3 bays, 6-fielded panel door with divided overlight flanked by 12-pane sashes. First floor band. First floor: 12-pane sashes. Dentilled eaves course. Gable coping, shaped kneelers, end stacks. Interior not inspected but said to contain plaster ceilings, and some panelling and wood carving on the stairs.'

Other than the access track being proposed between the main buildings of the application site and the Cornborough Hall site, the proposed works is approximately at least 250m from the Cornborough Hall building and approximately at least 200m from any buildings associated with Cornborough Hall. The closest proposed works to Cornborough Hall is the formation of the Gallop Track and the Canter Track and the formation of the track, which includes the installation of 1.2m high railings and the laying of the tracks. The nearest new structure would be approximately at least 670m to the Cornborough Hall building.

Bands of trees to the West, North and East of the site will provide some screening to the gallop track and the band of trees to the East will provide screening to the Canter Track and the new buildings and structures being built by the main farm

buildings. The natural lie of the land and barns and other associated buildings to Cornborough Hall also provide much screening between Cornborough Hall and the gallop and canter tracks.

The impact of the proposed works is considered minor due to the topography and distances and the fact that the closest works is just the installation of railings and the laying of the tracks and there is also some screening provided

## **SUMMARY**

The proposal is to create an equestrian training centre and will make use of the existing land and some of the buildings to do so, with fairly minimal alteration, whilst also using some of the fields for agricultural purposes.

The replacement barn is required as the existing barn is not suitable for keeping horses in and the barn extension is required as there is no building currently which could be used as a secure store.

The equestrian training centre would make use of other local businesses including vets, farriers and farmers to get hay and straw, whilst also employing staff for the day to day running of the equestrian training centre.

As the second largest spectator sport in the county, Horse racing is currently worth over £3.7bn to the UK economy and over 85,000 jobs were supported by the industry in 2017.

With your support by allowing their site to grow, you enabled another horse trainer in Ryedale to become one of the most renowned trainers in the country. The applicant hopes that you will support them with their endeavour to enter the horse racing industry and maybe in time become as established and successful as other trainers in the area.