

Construction of an Agricultural Barn to provide isolation stabling for 12 horses with ancillary rooms for tack, feed and storage.

East Lilling Grange Farm, West Lilling, North Yorkshire YO60 6RW

June 2020



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BUILDING DESIGN
PLANNING AND
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Contents

- 1.0 The Site and its use**
- 2.0 Background and Need**
- 3.0 Planning History**
- 4.0 The Proposed Development**
- 5.0 Ryedale Plan Local Policy Strategy**
- 6.0 Compliance with Policy**
- 7.0 Conclusions**

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1 The Site and its Use

The site is neighboured by East Lilling Grange House to the north and East Lilling Grange to the east, which is a Grade 11 Listed Building. All properties share the access drive but the drive is owned by the applicant. The dwellings and out buildings are bound by agricultural land to the South, East and West. The surrounding countryside is made up of small villages and hamlets with intermittent farmsteads, some of which are substantial in size.

The equestrian business typically comprises of buying horses, breaking them in and training them. Horses are then sold on, but international riders and teams also come to the site to be trained and to have their horses prepared for competition.

Mrs Woodhead predominantly focuses on cross country training, but also runs the business on a day to day basis at the site. Mr Woodhead focuses on dressage. The business has become specialist in its nature with Mr Woodhead being the High Performance Dressage Coach for the Irish Eventing team, and is also involved in training several international competitors, including squad members from the British, New Zealand, American and Scottish teams, as well as the business producing fully trained horses for competition. Three of which horses have been taken to the Olympics with many more doing very well at competing across the world in international competitions.

The applicants own approximately 40 horses which are both located on site and across the country with a few being located in Ireland, America and Holland. On average there are 17 - 20 horses on site at any one time but this varies depending on who is scheduled to attend training on the site. When teams arrive for training the numbers of horse can increase by up to 12 horses during that training period.

There are 20 stables on site and from time to time because of the lack of stables a number of horses have had to be kept outside, these horses are expensive animals and this arrangement is unacceptable, especially in the winter months, and if allowed to continue could easily discourage the international riders and teams from attending and subsequently damage the business.

At present the number of employees at the business are 5 in total, the applicants, Mr and Mrs Woodhead, Mr Simmons the applicants father (and landowner) and two full time grooms. Given the nature of the business and Mr Woodhead's specialist skills, he is required to travel most weeks with work and is therefore away from home, only returning to site for 2-3 days a week.

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2 Background and Need

The Applicants father Mr Simmons, bought the farm and farmed it for arable crops for many years. As part of the farm he kept horses for hunting.

The main house was sold and the outbuildings and tack room converted to form a new house in which Mr Simmons now lives. The neighbours have access rights over the existing drive but the drive itself is within the same ownership as the Site in question,

The arable land was sold on several years ago but the grazing land was kept for equestrian uses. Prior to DHI Event Horses Ltd being formed, the site was used as a hunting and livery yard.

The Equestrian business, DHI Eventing Ltd, has since expanded and diversified to eventing and buying and selling horses and the training of international riders and eventing teams.

The Equestrian business at East Lilling Grange Farm is now progressing further, and the continued success and development of this rural business has resulted in the need for further expansion of the buildings required to adequately house not only horses, but equipment and agricultural machinery which is used to maintain the facility.

The projected future of the business is exciting.

Mr & Mrs Woodhead are increasing their training commitments on site, and will be needing to accommodate a wider circle of clients and international teams who visit for training over a period of 2 or 3 days and often longer.

It is anticipated that in the near future the International team training and preparation for championship competitions will take place at the site on a larger scale than presently exists.

This increase in training of international event horses and international teams requires this additional horse accommodation. This essential accommodation must be separate to the other current existing stabling for horses on site.

This separation is necessary in-order to enable the high standards of hygiene required, prior to quarantine, for travelling horses who are preparing for major competitions such as the World and European Championships, and the Olympic Games, along with International competitions held in the UK. It is also helpful in the current Covid19 crisis to allow the separation of horses and their riders whilst visiting for training.

Whilst Covi19 has to some degree stimulated this change in the isolation of teams and horses, it is also a natural progression of the business to be able to accommodate teams on site for longer periods in separate hygienic stabling accommodation prior to quarantine for international travel.

The proposed new building will offer a secure, independent facility for visiting equestrian teams, which will ensure a safe and hygienic environment. It will also enable the facility to be thoroughly cleaned and disinfected between visiting horses.

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It is anticipated that staff levels will increase by two full time grooms once the new facility is up and running.

3. Planning History

The Site has an extensive planning history as a result of the changes of ownership on site and the various equestrian interests, the last application being for a horse walker in 2010 and six additional stables in December 2016, these stables weren't constructed but the approval was superseded by an application in for eight stables within a lean to shed attached to the existing barn in February 2017. These stable were constructed and have been in constant use since that day.

4. The Proposed Development

This application proposes the erection of a new stable barn to accommodate a further 12 horses with associated feed room, tack room saddling stalls and wash down stalls. This independent agricultural barn will be located adjacent to the present facilities so as to keep the tightly grouped aspect of the site, but at a sufficient distance to allow health and hygiene separation for the riders and teams on site. The barn will be constructed as a steel frame agricultural building clad with Yorkshire boarding under a pre coloured steel sheeting roof so as to blend harmoniously with the other buildings in the yard, The scheme does not require further parking or any changes to access arrangements. All the present parking and access facilities are more than adequate to accommodate any additional traffic to the site.

The absolute essential need for this facility is highlighted above in paragraph **3. Background and Need**

It is anticipated the additional horse facilities will require no more than two horse box visits per week assuming each horse box can carry six horses for international teams.

Detail drawings and layouts clearly showing the intentions of the scheme can be seen on the attached plans.

International competitors and their horses, and the associated support crews, will bring increased revenue to the wider area in general, and further utilise local facilities such as food shopping outlets, restaurants, pubs, B&B and hotel accommodation

The proposed development does not change the use of the site but helps expand an existing established rural business.

5 Ryedale Plan Local Strategy (2013)

The key local planning policy which relates to new development in open country side is Policy SP9 *The Land-Based and Rural Economy of the Ryedale Local Strategy*. This policy states

"The Land Based and Rural Economy Ryedale's land based economy will be sustained and diversified with support for:

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- New buildings that are necessary to support land based activity and a working countryside, including for farming, forestry and equine purposes...."

6 Compliance with Planning Policy

Principle:

As highlighted above, the proposed development is required to facilitate the equestrian business at East Lilling Grange Farm. There is a clear need for new stables on site to accommodate the increasing needs of the equestrian business and to ensure the welfare and quarantine of the international eventer horse and their riders. DHL Eventing Ltd is an established and successful business located in the open countryside of Ryedale and this proposal will help sustain the operation of the business. It is clear that both national and local planning policy supports the expansion and growth of existing rural businesses. Policy SP9 of the Ryedale Local Strategy supports the provision of new buildings for equine purposes to support the rural economy which is exactly what this application will achieve if granted. International competitors and their horses, and the associated support crews, will bring increased revenue to the wider area in general, and further utilise local facilities such as food shopping outlets, restaurants, pubs, B&B and hotel accommodation.

In terms of location, the proposed independent agricultural barn will be located adjacent to the present facilities so as to keep the tightly grouped aspect of the site, but at a sufficient distance to allow health and hygiene separation for the riders and teams on site. The barn will be constructed as a steel frame agricultural building clad with Yorkshire boarding and concrete panels, under a pre coloured steel sheeting roof so as to blend harmoniously with the other buildings in the yard. The location therefore is well incorporated with regards to the existing buildings on site together with being in a sensible and convenient location for the operation of the business.

Design

The barn will be constructed as a steel frame agricultural building clad with Yorkshire boarding and concrete panels under a pre coloured steel sheeting roof so as to blend harmoniously with the other buildings in the yard. The materials are typical of farm buildings throughout North Yorkshire.

Existing access to the site is in place which will enable the contractors of the barn to access the site as well as clients of the business. There is an existing horsebox park located on the property which enables larger vehicles to park up and turn around adequately so that all vehicles leave the site in a forward gear. The existing horse box and car parking facilities will adequately cope with the small numbers of new visitors and horse boxes.

Heritage

In accordance with the NPPF, the significance of heritage assets need to be considered. To the east of the Site is East Lilling Grange, a Grade 11 Listed building. The house dates back to the Early-Middle 19th Century but it was re-roofed later in the 19th Century. The house is constructed in brick, in

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Flemish bond and roofed in Westmorland slate. The house is located to the south east of the site and there are several buildings which physically separate it from the proposed development. The setting of the heritage asset has been changed throughout the years given the development on the farm and land and it is considered that given the physical separation with intervening buildings and mature trees and hedge, the proposed barn for stables will not adversely impact the heritage asset or its setting.

Also north of the access road, nearly adjacent to the sites entrance is a scheduled ancient monument '*The deserted village of East Lilling*'

Due to the separation distance and the physical features, such as East Lilling Grange House, in-between the site and this heritage asset, together with mature landscaping it is considered that the impact of the development on this historic asset will be negligible.

It can therefore be concluded that the proposed development will not impact in any significant way on any heritage asset or its setting.

Other Material Considerations

The principle of providing further stables at the Site is considered acceptable. The development will not have an impact on ecology, trees, highways, drainage or contamination and therefore there are no material considerations which would prevent the proposed development being granted.

7.0 Conclusions

This application proposes the development of 12 stables and ancillary rooms within an agricultural barn at East Lilling Grange Farm. DHL Eventing Ltd is a specialist business which needs to ensure they can accommodate and facilitate their client's requirements. The additional stables address the needs of the applicants business and ensures that the needs of the horses, their riders and the international teams are catered for and that the equestrian business can progress into the future.

The Site is an existing farmstead used and established for equestrian purposes. Therefore the development enhances this use whilst being sympathetic in design and location. Employment will increase.

The proposal accords with both local and national planning policy and there are no other material considerations which dictate otherwise. We therefore hope that the development can be duly approved as soon as possible so that the development can be put in place to facilitate the business moving forward during these difficult times.

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