

Planning Services  
Ryedale District Council  
Ryedale House  
Malton  
North Yorkshire  
YO17 7HH

26362/A3/JW/kb

14<sup>th</sup> September 2016

Dear Sirs

**PP-05474861: EAST LILLING GRANGE FARM: PROPOSED STABLES**

**1. Introduction**

We act on behalf of Mr and Mrs Woodhead; the owners of DHL Eventing Ltd (hereafter known as 'the Applicant'). DHL Eventing Ltd is an equestrian business run from East Lilling Grange Farm; Mrs Woodhead's fathers property. On behalf of the Applicant we apply for six additional stables to help support and facilitate their business.

Together with this covering letter, the following documents form the application for additional stables on site.

1. Completed application forms and certificates;
2. Site Location Plan;
3. Site Plan;
4. Proposed Plans; and
5. Photographs.

A cheque to cover the application fee of £770 based on the floor area of the proposed stables has been sent under separate cover directly from the Applicant. The cheque is referenced with the Planning Portal Reference number and the site address.

This letter sets out details of the Site together with the proposed development and its accordance with planning policy.

**2. The Site**

East Lilling Grange Farm (hereafter referred to as 'the Site') is located off New Road approximately 2km south of Sheriff Hutton village and south east of West Lilling, to the north of York. The Site comprises of a residential property together with associated outbuildings, detached stables and barns located in open countryside. The Site is accessed by a shared drive which leads to a horse box park, a sand ménage, several fenced paddocks, dwellings, outbuildings and grazing land beyond.

The Site is currently used for equestrian purposes which includes the training of event and dressage horses which includes the coaching of the British and Irish International teams.

The site is neighboured by East Lilling Grange House to the north and East Lilling Grange to the east which is a Grade II Listed Building and which all share the access drive. The dwellings and outbuildings 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 riders and teams also come to the Site to be trained or have their horses broken in.

Mrs Woodhead predominantly focusses on cross country but also runs the business on a day to day basis from the Site and Mr Woodhead focuses on dressage. The business has become specialist in its nature with Mr Woodhead training several eventing teams including the British, Irish and Scottish teams as well as the business producing 3 horses that had been taken to the Olympics with many more which have done very well at competing across the world.

The Applicants own approximately 40 horses which are both located on site and across the country with a few being located in Ireland and Holland. On average there are 16-18 horses on site at any one time but this varies depending on who is scheduled to be training on site.

There are 11 stables on site and therefore a few horses have had to be kept outside on occasions and this is the predominant need for this application.

At present the number of employees at the business are 5 in total; the Applicants, Mr Simmons the applicant's 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 therefore is located away from the Site normally 2-3 days a week.

### **3. Relevant Planning History**

#### **Background**

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 tackroom converted to form a new house in which Mr Simmons now lives. The neighbours have access rights down the existing drive but the drive itself is within the same ownership as the Site in question.

The arable land was sold off several years ago but the grazing land was kept for equestrian uses. Prior to DHL Eventing Ltd being formed, the Site was used as a hunting livery yard. The Equestrian business has since expanded and diversified to eventing and buying and selling horses.

#### **Planning History**

The Site has an extensive planning history as a result of the change in ownership of the Site and the various equestrian businesses on Site. The most recent development was the installation of a horse walker in 2010.

### **4. The Proposed Development**

This application proposes the erection of 6 new stables to help facilitate and support the existing equestrian business on site. As highlighted above, the Applicants own several horses, many of which

are kept on the Site. At present there are only 11 stables to accommodate 16+ horses. Given the nature of the business and the quality of the horses kept on site, it is essential that further stables are provided to ensure the horses have shelter throughout the winter months. The wet winter in 2015/16 provided the Applicant with several issues and constraints which need to be addressed for this winter.

It is therefore proposed to provide 6 more stables in the form of 2 stable blocks consisting of 3 stables. These stable blocks will be identical and can be seen on Plan 516/195. The stables are proposed to be located adjacent to the existing stables on site. The two stable blocks will sit alongside the existing dutch barn structure on the gravelled area adjacent. This is currently where the business' horse box is parked, but the development enables the proposed stables to be built, whilst retaining an area for parking a horse box. The proposed development does not change the use of the Site but helps expand an existing established rural business.

The stables are designed and made by Equestrian Developments Ltd. This is a local specialist equestrian company which provides timber structures to accommodate horses. The two identical stable blocks will be constructed from timber with fibre cement sheeting rooves. The structure sits on top of a brick plinth with a concrete base. The two stable blocks will sit parallel to each other with the stable doors facing inwards. This locally sourced manufacturer ensures the stables will be of high quality and fit for purpose structures. The materials and citing of the buildings are sympathetic to the surrounding development and the built form of the Site.

## 5. Planning Context Overview

The development plan for Ryedale which is used to assess planning applications is made up of the following documents:

- Ryedale Plan Local Strategy (2013)
- Saved Policies from the Ryedale Local Plan (2002)
- National Planning Policy Framework (NPPF) and associated guidance
- Supplementary Planning Documents – Ryedale Rural Design Guide (2014)

### National Planning Policy Framework (NPPF):

The NPPF was introduced in 2012 and its overriding aim is to promote and deliver sustainable development. The NPPF highlights that there is three dimensions to sustainable development including and economic role, a social role and an environmental role.

It sets out 12 planning core principles, one which includes *“recognising the intrinsic character and beauty of the countryside and supporting thriving communities within in;”*

Paragraph 28 sets out how the NPPF supports prosperous rural economies. It states that to promote a strong rural economy, plans should:

**“support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well-designed new buildings;”**

Paragraph 128 of the NPPF goes on to set out that applications should require any application in close proximity to heritage assets, to describe their significance including any contribution of their setting. The level of detail should be proportionate to the importance of the heritage asset.

## Ryedale Plan Local Strategy (2013)

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

**“The Land-Based and Rural Economy Ryedale’s land-based economy will be sustained and diversified with support for:**

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

Policy SP12 of the Local Strategy sets out the local policy relating to heritage. The policy aims to conserve and enhance heritage assets whilst also encouraging the sensitive re-use and adaptation of historic buildings.

Policy SP16 also sets out criteria for the design of new development proposals. The design of all new *“will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which: Reinforce local distinctiveness, Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated and protect amenity and promote well-being.”*

## Community Infrastructure Levy

Members of Ryedale Council approved use of the Community Infrastructure Levy Charging Schedule on the 14 January. The date for commencement of the Charging Schedule was the 1 March 2016. The charging schedule sets out the types of development which are CIL compliant and equestrian development does not require a sum of money to be paid.

## 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 ensure that the horses located on site have shelter throughout the winter months. 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 what this application will achieve if granted.

In terms of location, the proposed stable block will sit adjacent to existing outbuildings on an area of hardstanding and gravel which is enclosed by post and rail fencing. The location therefore is well incorporated with regards to the existing buildings on site together with being in a convenient location for the existing business.

### Design:

The design of the development is typical of equestrian and agricultural buildings. The manufacturer of the stables are local to North Yorkshire and specialist in equestrian development. The buildings will therefore be fit for purpose and high quality buildings. The materials are typical of this type of development and will ensure that the development integrates into the open countryside location.

Existing access to the Site is in place which will enable the contractors of the development 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.

### **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 II Listed building. The house dates back to the Early-Middle 19<sup>th</sup> Century but it was re-roofed later in the 19<sup>th</sup> Century. The house is constructed from brick in Flemish bond and 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 site and it is considered that given the physical separation, the proposed stables will not adversely impact the heritage asset or its setting.

North of New Road, nearly adjacent to Sites entrance is also 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, the impact of the development will be negligible.

It can therefore be concluded that the proposed development will not impact 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 prevent the proposed development being granted.

### **Conclusions**

This application proposes the development of 6 stables at East Lilling Grange Farm. DHL Eventing Ltd is a specialist business which need to ensure they can accommodate and facilitate their client's requirements. The additional stables address the needs of the Applicants business and ensure that the horses on site have shelter.

The Site is an existing farmstead used for equestrian purposes, therefore the development enhances this use whilst being sympathetic in design and location. 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 in place to facilitate the business in the upcoming winter months.

Yours sincerely

**JANE WILDBLOOD**

Planner

Enc: As above