

Planning and Development Management
County Hall
Beverley
East Riding of Yorkshire
HU17 9BA

Our ref:22'275

20th June 2023

RE: APPLICATION FOR THE ERECTION OF A MÉNAGE AT STONE CREEK FARM, STONE CREEK ROAD, SUNK ISLAND, HU12 OAP

This covering letter accompanies an application for full planning permission for the formalisation of existing access and erection of a ménage to be located to the rear of Stone Creek Farm. The latter being for the development of eventing sport horses for competition by the application/landowner.

Site Context and Planning History

Stone Creek Farm comprises a working farm with farmhouse and cottage on Stone Creek Road to the south of the Sunk Island peninsula. The farm lies north east of Stone Creek along a straight stretch of highway which has wide grass verges either side of the highway and is tree lined to the north side with telegraph poles lining the south.

The site is outside of Development Limits and therefore lies in the defined 'open countryside' for the purposes of the East Riding Local Plan, additionally the site lies within the Sunk Island Conservation Area.

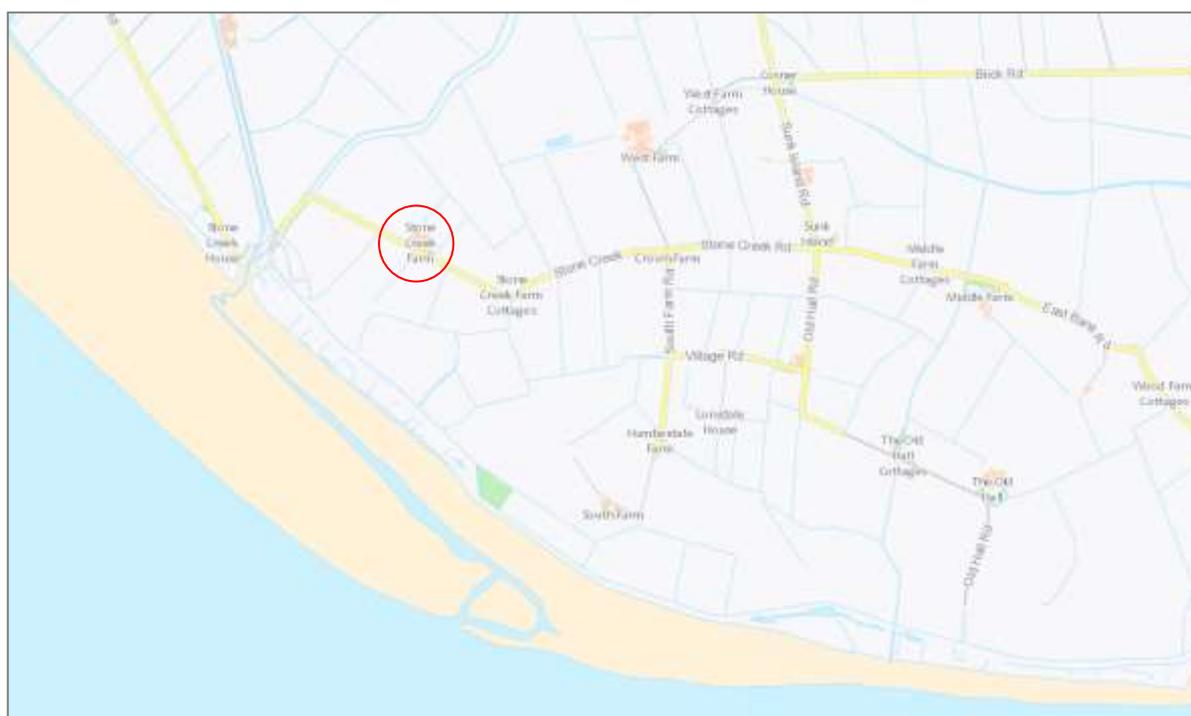


Figure 1 Site location plan

There planning history for the site is as follows:

- 19/01846/AGNOT
Erection of a general purpose agricultural building to be used for the storage of machinery and produce
Prior Approval Not Required
- 23/01723/PLF
Conversion of former stable building to form additional living accommodation, erection of a single-storey link extension, erection of porch to front and alterations to existing fenestration.
Ongoing

Development Proposals

Planning permission is sought for the formalisation of existing access and the creation of a private ménage at Stone Creek Farm, the existing access lies to the east/south east of the farm house which egresses onto Stone Creek Road via a gate in the front/south boundary. The arena will be located in part of an existing field, enclosed by timber post and rail fencing, and be covered in a mix of equestrian silica sand and fibre on terram membrane. Local Plan Policy S4 of the East Riding Local Plan (adopted 2016) is supportive of equine development and therefore the principle of this proposed development is acceptable.

Planning Policy Context

The Council have adopted the East Riding Local Plan 2012 – 2029 (adopted April 2016). The site lies outside of defined development limits and within the Sunk Island Conservation Area. Accordingly, the following policies of the plan are considered to be relevant:

- S1 Presumption in favour of sustainable development
- S4 Supporting development in Villages and the Countryside
- ENV1 Integrating high quality design
- ENV2 Promoting a High Quality Landscape
- ENV3 Valuing our heritage

The National Planning Policy Framework (NPPF) is a material consideration in the decision-making process. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and achieving this means it (i.e. the planning system) has three overarching objectives; an economic objective, social objective, and environmental objective³.

Section 12 of the NPPF entitled 'Achieving well- designed places' states that both planning policies and decisions should ensure development is sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate change such as increased densities.

Planning Considerations

Principle of Development

Local Plan Policy S4 of the East Riding Local Plan (adopted 2016) is supportive of equine development and therefore the principle of this proposed development is acceptable. However, this permissive policy is regulated, proposals must '*respect the intrinsic character of their surroundings*'.

Stone Creek Farm and the surrounding area are characterised as a man made landscape created through land reclaim from the Humber Estuary, the land is flat in nature so that farmsteads appear isolated and the presence of trees is prominent. Stone Creek Farm is an established pig farming business comprising of a range of modern and traditional farm buildings, as well as a farmhouse and domestic garden. The farmhouse and outbuildings are set back from the road, behind a well-maintained and established hedge, to the west and north of the farmhouse, and clearly delineated from it, are the agricultural buildings. Stone Creek Farm benefits from mature tree cover at the front boundary (south) and along the eastern boundary, the proposed ménage is proposed to take advantage of this screening.

The proposed development principally relates to the creation of a ménage for private use by the applicant and landowner who trains and competes sport horses at international 5 star three day eventing competitions. The plan form will utilise curved ends as these are considered preferential for competition training, strict 90° corners becoming both wasted space and obstacles in which the horse can idle. This layout is also considered to minimise the visual impact of the ménage on the surrounding landscape by smoothed ends, as well as being positioned close to the field boundary utilising the shelter provided by the established boundaries (trees and hedges). The proposed surface will be a mix of equestrian silica sand and fibre on terram membrane which is typical of ménages and aids quick drainage, and the proposed fencing will be timber post and rails which is considered appropriate for the verdant countryside setting. The curved ends and visually permeable fencing minimises the visual impact on the character and openness of the surrounding landscape and countryside. It is considered that the design of this development is of an open nature and therefore compliant with the supporting policy text of Local Plan Policy S4.

Heritage

Conservation Areas are designated and protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are recognised as areas that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Such designation provides a basis for local planning policy with objectives to conserve all aspects of character or appearance, including landscapes. This assessment considers the special architectural or historic interest of the Sunk Island Conservation Area.

The NPPF is clear that in the case of any application affecting a heritage asset '*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*' (paragraph 194). A consideration of the impact of a proposal on the significance of the heritage asset is also required as part of this framework, stating '*when considering impact upon significance, great weight should be given to the asset's conservation, relative to its significance. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*' (paragraph 199).

Development does not necessarily mean harm, Historic England define harm as '*change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of place*' in their publication Conservation Principles, and so only development which reduces the significance (special interest/value) of the asset in a material way is harmful.

Significance

Significance is the concept that underpins current conservation philosophy and the significance of heritage assets is defined in the NPPF as '*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*'

Sunk Island is an area of reclaimed land to the north of the Humber estuary, work started in 1668 on the reclamation when The Crown leased out area to Colonel A Gilby the Governor of Hull for an annual rent of £5 on the proviso that he embank the land to increase its size. By 1744 1,500 acres of land had been embanked and divided into farms, and by 1833 there were 15 farms (the farmers now the lessees rather than the Governor), and a number of small holdings. Sunk Island is little changed since the development of these Crown farms in the 19th century, the peninsula has developed however so that now the farms are now linked via a road network laid out in the 19th century.

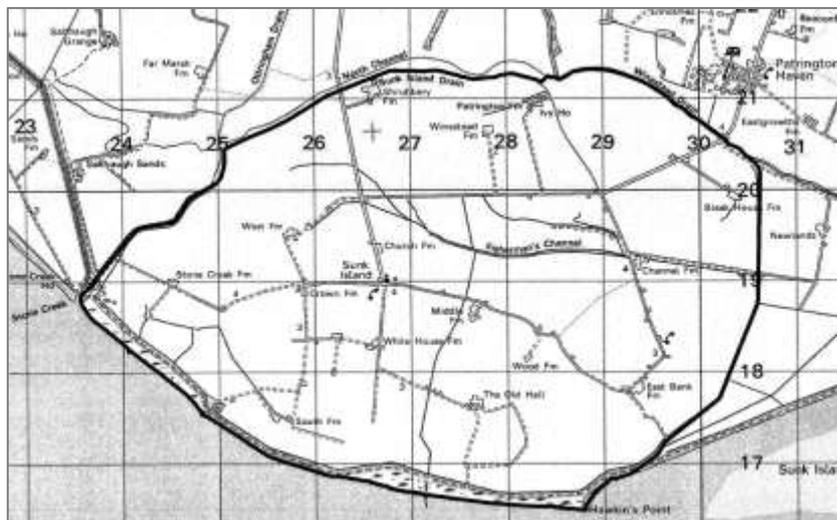


Figure 2 The Sunk Island Conservation Area boundary (black).

The Conservation Area was designated in 1993 and covers a wide area with very few buildings, such is the nature of Sunk Island. The Conservation Area Appraisal produced in 2006 describes that there is a unique quality to the landscape of Sunk Island which is contributed to by the flatness of the land and the sparseness of trees. Stone Creek Farm provides some anomaly here as the cover of trees to the south east and east boundary of the farmstead and house is dense and Stone Creek Road too is lined to the north with an established band of trees. The Appraisal also notes that the 'eye is led in specific directions either by the roads, often straight visually uninterrupted stretches' and this is certainly the case along Stone Creek Road.

Stone Creek Farm is typical of the 19th century Crown built farms on Sunk Island, the main farmhouse is set back from the road behind a lawn area, to the right/east is a garden and from the 19th century Ordnance Survey maps

it seems this was used as a kitchen garden/orchard. Adjacent to the farmhouse is a large farmyard, the 1855 OS Map shows this as a broad square with two wide openings, over the years this has been infilled and extended including covering over with modern pole barn sheds.

Architectural and artistic interest derives from the ways in which people draw sensory and intellectual stimulation from a place through architectural design. The architectural interest of the Sunk Island Conversation Area lies in the uniform nature of farmsteads positioned within the road network across the peninsula, the regularity owing to the planned nature of development here as part of Crown ambitions to reclaim land from the Humber Estuary to create rich and productive farmland.

Historic interest derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It can be illustrative or associative. Sunk Island is illustrative of the reclaimed origins of the land, it is flat and silty and interspersed with large and linear drainage.

Impact

The Historic England Advice Note 12 'Statements of Heritage Significance' (2019) recommends a staged approach to decision making which includes an assessment of impact on significance. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, this assessment considers how adverse impacts have been avoided and / or minimised through their design and mitigation measures proposed where appropriate.

The proposed ménage utilises established boundary cover to avoid it becoming a stark and isolated feature in the landscape, instead it is buffered by both the established farmstead of Stone Creek Farm and the east boundary of the site. Additionally the design features a curved layout so there are no hard corners in the fencing, this is visually permeable being of post and rail construction and appropriate for this rural setting by being constructed in timber.

The formalisation of the existing access will increase the amount of built development beside Stone Creek Farmhouse, however the existing site is delineated with this access driveway being fenced to separate it from the Farmhouse. The gated entrance is already in situ and so the access is already established as a roadside feature of the farmstead within the Sunk Island Conservation Area.

Therefore, the impact of the formalised access and proposed ménage on the open character of the Conservation Area has been mitigated as far as is reasonably possible. The impact of the works on the designated heritage assets is not considered to amount to substantial harm and mitigation measures have been incorporated.

Other Matters

Amenity

The proposed ménage is for private use by the owner/occupier of Stone Creek Farmhouse, there is however a second property on site 'The Cottage'. The extant situation at Stone Creek Farm for both residential properties is that of an established commercial pig farm, the introduction of a private ménage to the east of the site is not considered to give rise to additional amenity impacts on the applicants/occupiers.

Access

Vehicle access is gained via an existing driveway to the east of the farmhouse with gated access onto Stone Creek Road. The formalisation of this existing access drive is for private in connection with the ménage and is merely a formalisation as this access point is already in use. The ménage will not generate any additional vehicle movements beyond that already associated with both properties and the farm business.

Ecology and Trees

The site lies distinct from any ecological designation and not in proximity to any known ecological habitat.

Conclusion

This cover letter accompanies the abovementioned planning application which seeks permission for the formalisation of an existing access and the creation of private ménage at Stone Creek Farm, Sunk Island.

The proposed ménage is for the private recreational use of the applicant and land owner for the exercise and training of sport horses for three day eventing. The proposed plan form and boundary treatments have been sensitively designed and located to maintain the openness of this location which is contributory to, and characteristic of, the significance of the Sunk Island Conservation Area in which the application site lies. Stone Creek Farm is a large established commercial pig farming business with a range of traditional brick agricultural ranges and modern pole barns, stabling is already accommodated onsite as is access for horse lorries, therefore the ménage will be perceived as a proportionate and appropriate addition. Furthermore, the proposed ménage gains support under Local Plan Policy S4 of the East Riding Local Plan and accords with 199 of the NPPF and is therefore acceptable in principle.

Yours faithfully



Shannon Edwards

Assistant Planning and Heritage Consultant