

Case No: 15/01608/FUL (FULL PLANNING APPLICATION)

Proposal: CHANGE OF USE OF BARNS AND MANEGE TO COMMERCIAL STUD USE, ALTERATION TO BARNS TO PROVIDE STABLES, PROVISION OF NEW DWELLING FOR STUD MANAGER AND REMOVAL OF EXISTING STABLES

Location: WORNDITCH FARM STATION ROAD PE28 0JN

Applicant: MRS A WALKER

Grid Ref: 509370 268470

Date of Registration: 06.10.2015

Parish: KIMBOLTON

RECOMMENDATION - APPROVE

This application has been referred to Development Management Panel because the Parish Council's recommendation of refusal is contrary to the officer recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application relates to Wornditch Farm and agricultural buildings located on the B660 road. There is also access from Tilbrook Road. The site falls away from the highway with the existing dwelling set on lower ground. Upon entering the site from Station Road (to the west) set back from the highway lies a timber stable block, then buildings of an agricultural appearance with associated hard standing and beyond this the existing dwelling.
- 1.2 The main residential dwelling at Wornditch Farm is Grade II listed, as is the Granary building to the north of Wornditch Farm and the farm house on the adjacent (separate) site, Britzens Farm.
- 1.3 The application proposes:
 - * removal of the timber stables (setback approximately 70m from the entrance in Station Road)
 - * erection of a four-bedroom dwelling, to be occupied by the Stud Manager (the applicants) – in similar location to the stables to be removed
 - * alterations to the existing agricultural buildings to form stables (16 stables, feed/tack/wash/store areas and 2 foal yards)
 - * change of use of barn and manege to commercial stud
- 1.4 Following the refusal of a similar application (1401464FUL) at the DMP meeting in March 2015, the applicant was advised that any future application should include the following:

- A detailed Business Plan clearly setting out all issues and considerations, demonstrating that this is an economically viable rural enterprise and will be for a full time rural worker
- This should include consideration of the existing dwelling and why the applicant cannot live in the existing dwelling
- How the business operates and the reason why there is an essential need for the new dwelling in this countryside location

- 1.5 A detailed business plan has been submitted in support of this application. The business, Aragon House Stud, is a specialist stud specialising in breeding a very small number of high quality horses, typically dressage and/or dual purpose sports horses. The business was founded in 2010. The applicant submitted a pre-application enquiry to the Council in 2012, and was advised that there would have to be significant justification to warrant granting planning permission for an additional dwelling on the site. The applicant would need to demonstrate an essential need, or demonstrate that the economic benefits outweighed the presumption against development in the countryside. There was no justification at that time, as the business was relatively new.
- 1.6 As a result, later that year (2012) the business was outsourced to Germany. This helped reduce costs during the business' formative years. Over the following three years (2012-2015), the investment in Huntingdonshire has reduced, whilst the investment made in the business' overseas facilities (core trades, suppliers, facilities) has grown.
- 1.7 The business has invested in a mare herd and experienced growth during 2012-2015. The business has been operating for 5 years and is now fully viable. The business now wants to relocate back to Huntingdonshire. This would allow for further growth that will also benefit the local economy and community. It is intended that the listed building would be sold to fund the proposed development. The proposal would eventually generate employment for 2 full-time employees.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (NPPF)(2012)
 Paragraph 7 Achieving sustainable development
 Paragraph 17 Core Planning Principles
 Section 3 Supporting a prosperous rural economy
 Section 4 Promoting sustainable transport
 Section 6 Delivering a wide choice of high quality homes
 Section 7 Requiring good design
 Section 12 Conserving and enhancing the historic environment

For full details visit the government website

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

- 3.1 Saved policies - Huntingdonshire Local Plan (1995)
- E8: Small Scale Employment Generating Development
 - E10: Reuse of Buildings in Rural Areas

- En2: Character and setting of Listed Buildings
 - En17: Development in the Countryside
 - En18: Protection of countryside features
 - En25: General Design Criteria
 - H23: Outside Settlements
 - H31: Residential privacy and amenity standards
 - R2: Recreation and Leisure Provision
 - R13: Countryside Recreation
- 3.2 Saved policies - Huntingdonshire Local Plan Alterations (2002)
- HL5 - Quality and Density of Development
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: Sustainable development in Huntingdonshire
 - CS3: The Settlement Hierarchy
 - CS10: Contributions to Infrastructure Requirements
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- Policy LP 1 Strategy and principles for development
 - Policy LP 9 Development in Key Service Centres
 - Policy LP 11 Relationship Between Built-up Area and Countryside
 - Policy LP 13 Quality of Design
 - Policy LP 15 Ensuring a High Standard of Amenity
 - Policy LP 17 Sustainable Travel
 - Policy LP 18 Parking Provision
 - Policy LP 21 Rural Economy
 - Policy LP 26 Homes in the Countryside
 - Policy LP 31 Heritage Assets and their Settings
- 3.5 Huntingdonshire Design Guide (2007)
- Huntingdonshire Landscape and Townscape Assessment (2007)
 - Developer Contributions SPD

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

4. PLANNING HISTORY

4.1 Recent planning history includes:

1002089FUL - Horse walker and equine manege for personal use only - GRANTED

1401464FUL - Change of use of barns and manege to commercial stud use, alterations to barns to provide stables, provision of new dwelling for stud manager and removal of timber framed 'L' shaped stables from their current position – REFUSED for the following reasons:

1. The application has failed to demonstrate an essential need for a dwelling in this countryside location. The applicants already benefit from a dwelling on the site, a new dwelling is not considered essential development having regard to planning policy to operate the

applicant's business from this rural site. The proposal is contrary to policies En17 and H23 of the Local plan, policy CS1 of the Adopted Core Strategy, Draft Policies LP11 and LP26 of the Local Plan to 2036: Stage 3, and paragraphs 7 and 55 of the NPPF.

2. The scale and positioning of the proposed dwelling in a prominent location close to the front boundary of the site would be uncharacteristic of the area and the design, with overly domestic fenestration detailing would harm the character and appearance of this rural area. The proposal is contrary to policy En25 of the Local plan, policy HL5 of the Local Plan Alteration 2002, policy CS1 of the Adopted Core Strategy, Draft Policy LP13 of the Local Plan to 2036: Stage 3, paragraphs 17, 58, 60 and 61 of the NPPF and the Design Guide.

5. CONSULTATIONS

- 5.1 **Parish Council** – recommend refusal as there is insufficient justification and no established business in this country. Dwelling on site already provides adequate accommodation.
- 5.2 **HDC Environmental Health** (contaminated land officer) - Our records show that this site previously held a petroleum licence, therefore it is likely that fuel (petrol and/or diesel) and oil has been stored on this site at some time in the past and there could have been leakages from the underground storage tank, distribution pipe-work or spillages of other substances such as lubricants, anti-freeze, oil etc. The site also had agricultural use which is associated with contaminants such as agrochemicals, fertilizers, etc. and the site is proposed to be residential. If minded to approve the application, would recommend a condition that ensures that there is no residual contamination from the previous use that may impact on the future occupiers of the development.
- 5.3 **HDC Environmental Health** (public protection)- There will not be a large increase in numbers of horses coming to the stables and it is intended that the muck heap is sited on the other side of the stable buildings away from the direction of nearby residential properties in Montagu Gardens. Taking this into account we do not have any concerns regarding odour from horse waste (Officer note – this can be controlled by condition)
- 5.4 **CCC Highway Authority** - Having looked through the information submitted, the proposed vehicle movements to the stud “given that it is already an operating stable” are not sufficiently different enough to require any modification of the access or raise concern of the access use. No objection.

6. REPRESENTATIONS

- 6.1 Three letters received, supporting the application for the following reasons:
- * Purpose built facility would be a great asset
 - * Veterinary services (artificial insemination, dental work, routine veterinary care, emergency services) could be restored
 - * Our land management business would benefit from the redevelopment of the site and the return of the stud business

- * Support the growth and sustainability of the rural economy
- * Could return to my previous job as full time at Aragon House Stud

7. ASSESSMENT

7.1 The main issues to consider are:

- Principle of development (commercial element and new dwelling)
- Impact on character and appearance of the area and impact on the setting of the listed buildings
- Impact on amenity
- Parking and highway safety
- Contributions

Principle of development – commercial element

7.2 The 1995 Local Plan supports the establishment and expansion of small businesses subject to traffic and environmental considerations (policy E7), and will normally support the reuse of buildings in rural areas to create employment subject to (i) the building being of a form, bulk and general design in keeping with its surroundings and of substantial construction requiring no major adaptation or addition to be put to the proposed use and (ii) there being no overriding objection on traffic or environmental grounds (policy E10). Policy En17 generally restricts development in the countryside to that which is essential to the efficient operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.

7.3 Policy CS1 of the Core Strategy is also supportive of proposals which support the local economy.

7.4 Policy LP21 of the draft Local Plan supports equine related developments in the countryside.

7.5 Paragraph 17 of the NPPF states that planning should proactively drive and support sustainable economic development. Paragraph 28 states that planning policies should support economic growth in rural areas.

7.6 This proposal seeks the use of the site for a commercial stud. The business currently operates in Germany but seeks to relocate back to Huntingdonshire. There is no in-principle objection to the proposed stable development and change of use of the land identified for a commercial stud. The proposed commercial element of this application complies with the above policies and is acceptable.

Principle of development – new dwelling

7.7 Policy H23 of the 1995 Local Plan states that there will be a general presumption against development outside environmental limits with the exception of dwellings required for the efficient management of agriculture, forestry and horticulture.

7.8 Policy CS3 of the Core Strategy sets out the scale of housing developments appropriate on unallocated sites within the built up

area. All other areas are considered as part of the countryside and residential development will be strictly limited to that which has an essential need to be located in the countryside.

- 7.9 Policy LP23 of the draft Local Plan states that a proposal that includes the creation of a new home in the countryside will only be supported where:
- a. there is an essential need for a rural worker to live permanently at or near their place of work; or
 - b. it helps meet an established need for affordable housing; or
 - c. the proposal would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset; or the proposal would re-use an existing building; or
 - d. the design of the home is of exceptional quality or is truly innovative in nature.
- 7.10 Paragraph 55 of the NPPF states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:
- *the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
 - *where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
 - *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
 - *the exceptional quality or innovative nature of the design of the dwelling.
- 7.11 The application proposes a new stud managers' dwelling on the site. The listed building would be sold to finance the construction of the new dwelling and the development of the site to enable the business to relocate back from Germany. It is understood that there are high maintenance costs associated with the listed building that the business would be unable to sustain.
- 7.12 However, there is already a residential dwelling on site - Wornditch Farm. Therefore, there needs to be further justification for the additional dwelling being sought. The criteria in paragraph 55 of the NPPF have been incorporated within policy LP23 of the draft Local Plan, and the development must be assessed against those criteria, namely:
- 7.13 Need – the nature of the business, with the breeding of expensive horses, means that there is a proven justification for a dwelling on the site. It is reasonable for the owners of the business, as stud managers, to be on site to provide 24 hour care when necessary. However, this could be carried out from the existing dwelling, Wornditch Farm.
- 7.14 Affordable housing - the development would not provide any affordable housing, so this criteria is not relevant.
- 7.15 Heritage Asset – the proposal does not represent enabling development to secure the future of a heritage asset, nor would it re-use an existing building. This criterion is not met.

- 7.16 Design – the design of the dwelling is not exceptional or innovative. This criterion is not met.
- 7.17 There is one further criterion which is set out in the NPPF, but not in the draft Local Plan. This relates to the re-use of redundant or disused buildings where this leads to an enhancement to the immediate setting.
- 7.18 The barn and stables on the site are not redundant; they are used for the horses belonging to the applicant's family. These horses are for personal use, and not part of the business. However, the main barn building is located immediately adjacent to the historic listed buildings. The alterations to the barn, proposed as part of this application, would result in a reduction in the height of the barn at this point and a greater separation distance to the listed buildings. This would result in a small enhancement to the immediate setting.
- 7.19 Meeting this criterion, by itself, would not provide the necessary justification for an additional dwelling on the site. However, there are other benefits that the development would bring. It would allow the business to return back to Huntingdonshire, to where it was originally founded. This, in turn, would help the local economy with money being spent on employees, land management/haymaking, animal feed and consumables, vets and farriers. Three letters have been received from an employee and previous businesses that benefitted from Aragon House Stud when it was being run from the UK.
- 7.20 Furthermore, the new dwelling would be located very close to the site of current stable building (to be demolished). It would be set back 56 metres from the front boundary on Station Road, and would be viewed against the backdrop of the main barn. The site falls away from the highway so that the new dwelling would be located on ground approximately 2-3 metres lower than the road. This would also lessen its visual impact.
- 7.21 In combination, it is considered that these add significant weight in support of the application. However, if an additional dwelling were to be accepted on the site, the local planning authority would want to be certain that the business returned to the site following the sale of the listed building. The applicant has agreed that, once the listed building (Wornditch Farm) has been sold, the necessary works to the barn/stable will be carried out. The business will then move back to the site. Only when this has been done, can work commence on the construction of the new dwelling. The applicant has agreed to live in temporary accommodation on the site until these works are complete. Details regarding the temporary accommodation (e.g. location, scale) will be controlled by condition.
- 7.22 On balance, and taken together, it is considered that there are demonstrable benefits to the proposal that justify an additional dwelling on the site, in connection with the Aragon Stud House business. The proposal is acceptable, and complies with policies En17 and H23 of the Local Plan, policy CS3 of the Adopted Core Strategy and policies LP11 and LP26 of the Draft Local Plan to 2036 and paragraph 55 of the NPPF.

Impact on the character and appearance of the area and setting of the listed building

- 7.23 S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.24 Paragraphs 58, 60 and 61 of the NPPF states amongst other issues that development should respond to the local character and history, promote or enforce local distinctiveness and ensure integration of new development into the natural, built and historic environment.
- 7.25 **New dwelling:**
There were concerns under application 1401464FUL that the building would appear unduly prominent in the landscape, due to its positioning and height. Concerns were also raised over its design. However, its relationship with the listed buildings was acceptable.
- 7.26 The proposed dwelling remains in the same location as before. Following the refusal of application 1401464FUL at the March DMP meeting, discussions took place regarding possible amendments. Re-siting the dwelling closer to the road would make the development more prominent within the street scene, and would not have been practical for the applicants. Re-siting the building elsewhere on the site, closer to the listed buildings, would have had an adverse impact on their historic setting. On balance, it is accepted that the positioning of the dwelling is acceptable.
- 7.27 In terms of the design of the dwelling, this has been revised. The overall ridge height has been reduced and a more traditional, double-fronted two storey dwelling is proposed. A subservient two-storey wing would extend from the rear elevation. A plan has been submitted to show the intended residential curtilage for the new dwelling. This shows the private garden area for the dwelling to the rear, so that no residential paraphernalia would be visible from the road. A condition restricting permitted development rights for extensions and outbuildings would be attached.
- 7.28 The proposal is acceptable and complies with policies En2 and En25 of the 1995 Local Plan, policy HL5 of the Local Plan Alteration 2002, policy CS1 of the Adopted Core Strategy, draft policies LP13 and LP31 of the Local Plan to 2036: Stage 3 and paragraphs 17, 58, 60 and 61 of the NPPF.
- 7.29 **Stable building:**
The barn would be altered to create the new stable building. There are no objections to the appearance of this new building. The barn element closest to the listed buildings would be reduced in height and set further away from the boundary. This would result in a small improvement to the setting of the listed buildings. This element of the proposal would comply with policies En2 and En25 of the 1995 Local Plan, policy HL5 of the Local Plan Alteration 2002, draft policies LP13 and LP31 of the Local Plan to 2036: Stage 3 and paragraphs 17, 58, 60 and 61 of the NPPF.

Impact on amenity:

- 7.30 The closest neighbour is located to the south of the site, has its own separate access and the separation distance of the existing buildings is approximately 15.5 metres to the common boundary. Having regard to the site's location, nature of the proposed use and relationship with this neighbouring property, the proposed commercial use and development would not have a detrimental impact on amenity.
- 7.31 In terms of horse waste, the applicant has advised that muck would be stored behind the stables and would be cleared every 12 weeks by a licensed operator. This can be secured via condition.
- 7.32 The proposal would comply with policies H31 of the 1995 Local Plan and LP15 of the Draft Local Plan to 2036, and paragraph 17 of the NPPF.

Parking and Highway:

- 7.33 Neither local nor national Planning policy requires a defined number of parking spaces to be provided for any given use or development. Each proposal is to be assessed on its own merits having regard to the criteria detailed in policy LP18 of the Draft Local Plan. The application form states that four parking spaces are available on site at present and there will be no change. There is already a relatively large area of hardstanding on site; it is considered that a sufficient amount of space is available on site for parking to take place.
- 7.34 The applicant has provided additional information relating to vehicle movements to and from the site. The submission indicates that the existing access from Station Road is to be used. There would be vehicle movements associated with staff (one additional full time worker on a daily basis, leading to a total of two members of staff being employed in addition to the applicants); feed merchant (once a week; farrier (every two months); bedding delivery (every three months); muck heap removal (every three months); vet visits (once a month outside of stud season and three times a week during stud season); and approximately 12 client visits a year.
- 7.35 This information has been reviewed by the Highway Authority. The Highway Authority advises that given there is already an operating stable the proposed vehicle movements are not sufficiently different enough to require any modification of the access or raise concern of the access use. No objections are raised.
- 7.36 The proposal complies with policy E8 of the 1995 Local Plan, policies LP18 and LP17 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013), and paragraph 32 of the NPPF.

Bin Contributions:

- 7.37 The applicant has not completed the Wheeled Bin Contribution Unilateral Undertaking (UU). However, one has been requested and is due to be submitted. Subject to the receipt of a satisfactorily

completed UU, the proposal would comply with the Developer Contribution SPD.

Conclusion:

- 7.38 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is therefore considered that the application is acceptable.

8. RECOMMENDATION - APPROVAL subject to conditions to include the following

- Time Limit
- Drawings numbers
- Contaminated land
- Alterations to barn to be carried out as per the approved drawings, and the business to be re-located to the site in its entirety before construction of the new dwelling commences
- New dwelling to be occupied in connection with the business at the site
- Details of temporary accommodation to be submitted – building to be removed within 3 months of first occupation of the new dwelling hereby approved, or within two years from the date of the permission (whichever is the earlier)
- Details of existing/proposed ground levels and finished floor levels
- External materials to be submitted for approval
- Permitted development rights removed (extensions, outbuildings)
- Muck to be stored behind the stables and removed every 12 weeks

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Tara Everson Team Leader - South Area**
01480 388490

Huntingdonshire DC Public Access

From: Kimbolton Parish Council <kimboltonparishcouncil@btopenworld.com>
Sent: 30 October 2015 10:00
To: DevelopmentControl
Subject: Planning Responses

My Council considered the following applications at their meeting last night and their views are as stated:

15/01608 Wornditch Farm, Station Rd Kimbolton – change of use to commercial stud including erection of new dwelling.

Recommend refusal. Insufficient justification and no established business in this country. Dwelling on site already provides adequate accommodation.

15/01824 Compressor Station, Bigrams Lane, Stonely – install 3 new compressors.
Unanimously recommend approval as appropriate development.

Regards

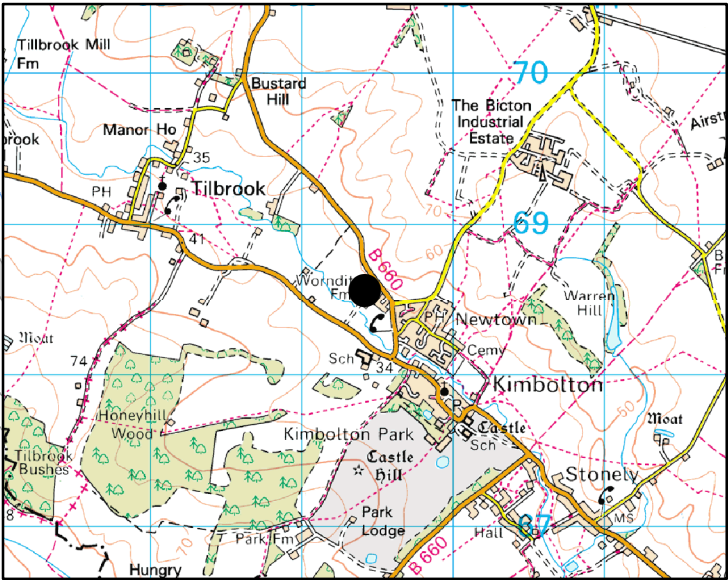
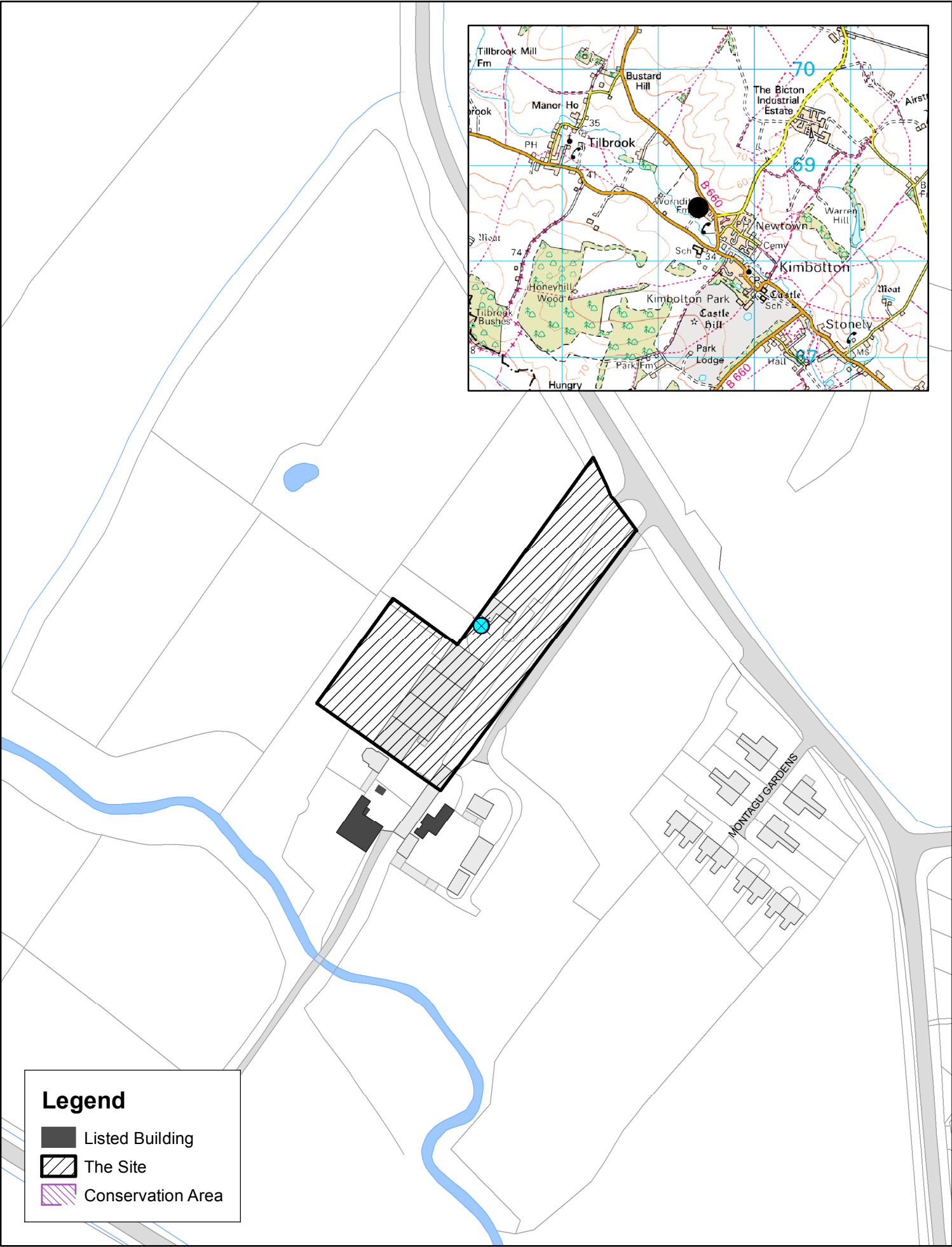
Lionel Thatcher
Clerk to the Council

Development Management Panel



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Date Created: 04/01/2016

Application Ref: 15/01608/FUL
Location:Kimbolton

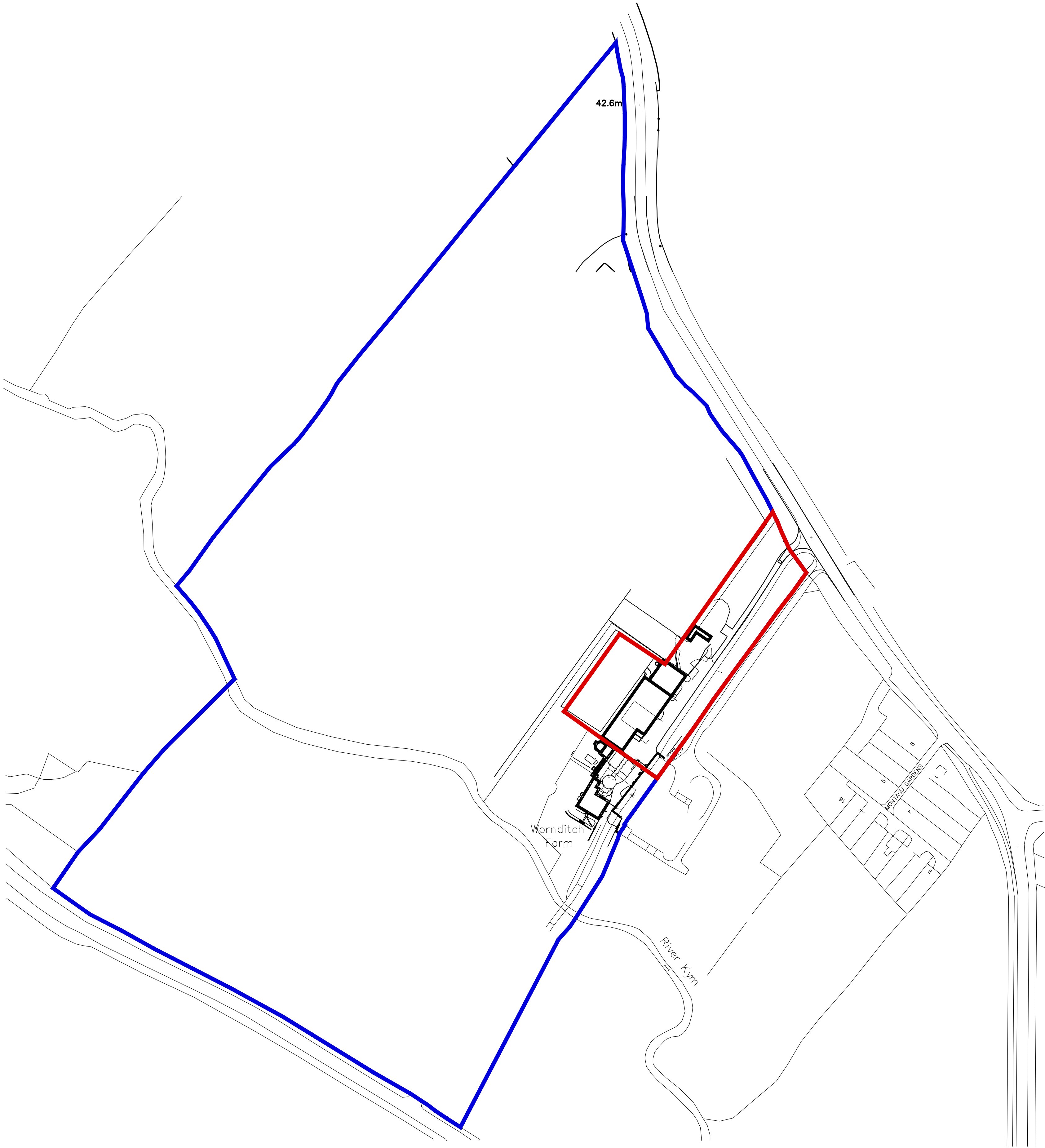


Legend

 Listed Building

 The Site

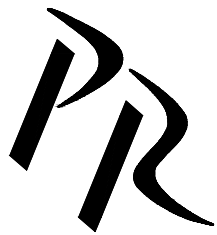
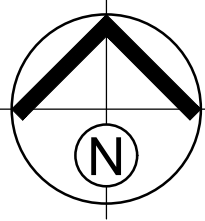
 Conservation Area



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Client

ARAGON HOUSE STUD

Project

PROPOSED CHANGE OF USE, ALTERATIONS TO
EXISTING BARNS & NEW STUD MANAGERS HOUSE
ARAGON HOUSE STUD, WORNDITCH FARM
STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN

Drawing

LOCATION PLAN

Date
SEPTEMBER 2015

Scale
1:1250 @ A1

Project No.
3684

Drawing No.
LP001

Revision

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Client:
ARAGON HOUSE STUD

Project:
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARN & NEW STUD MANAGERS HOUSE
ARAGON HOUSE STUD, WORMDITCH FARM
STATION ROAD, KIMBOLTON, CAMBS, PE28 3JN

Drawing:
PROPOSED SITE PLAN - 1 OF 2

Date:
SEPTEMBER 2015

Scale:
1:200 @ A1

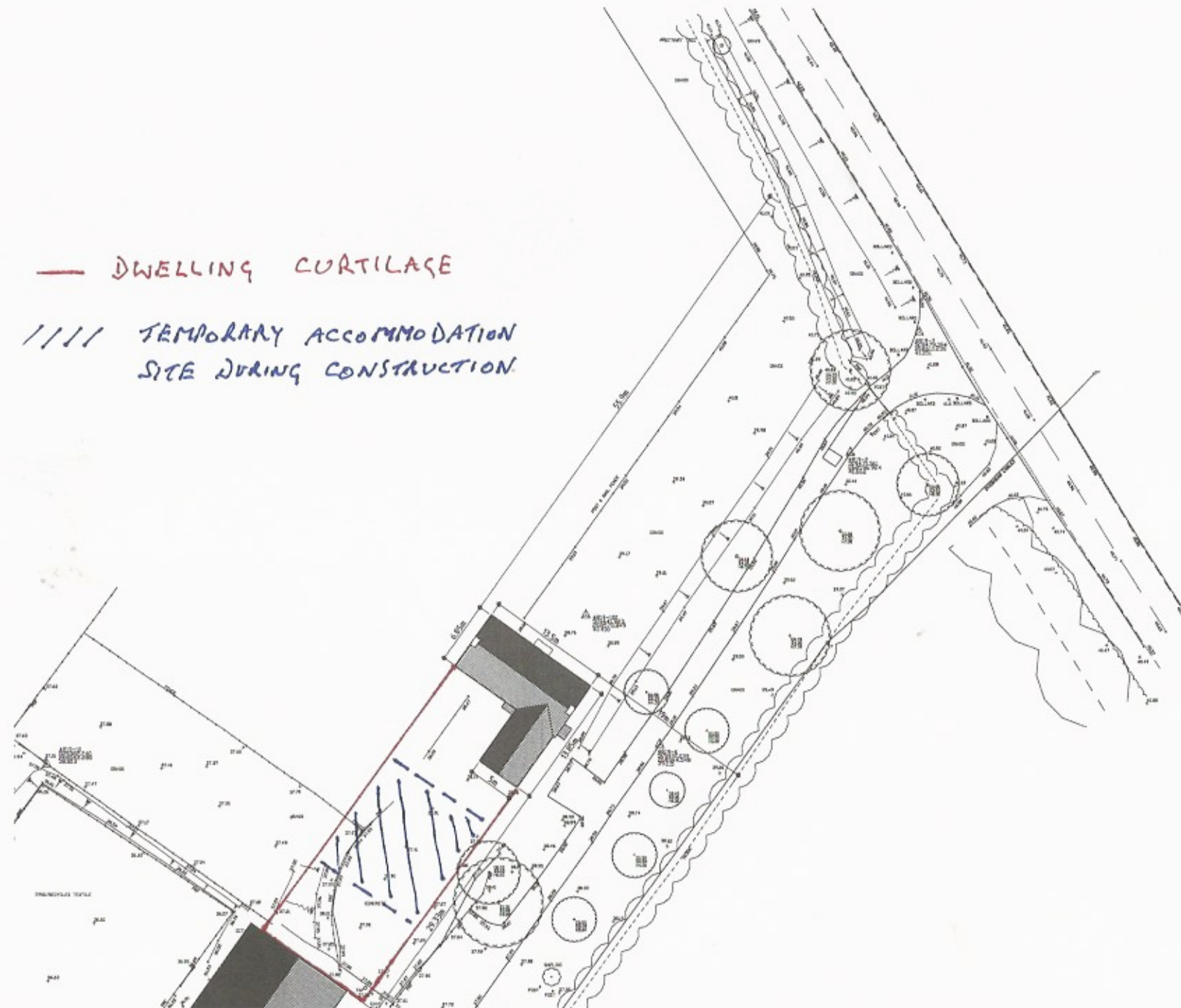
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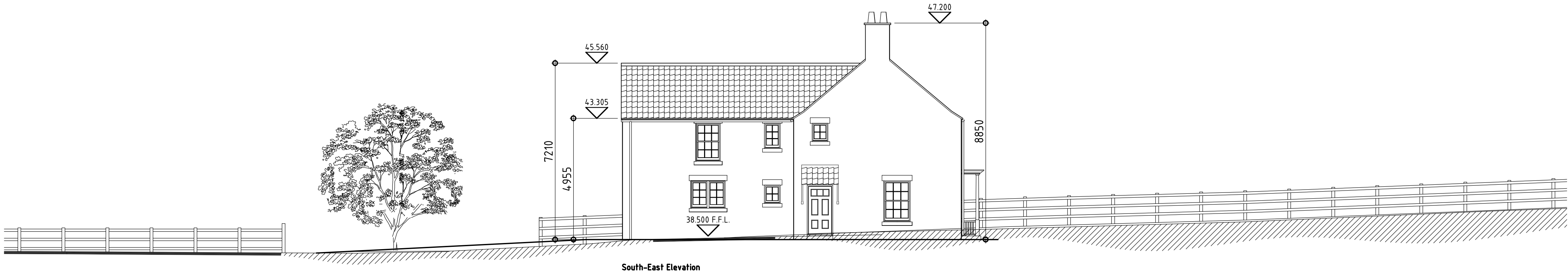
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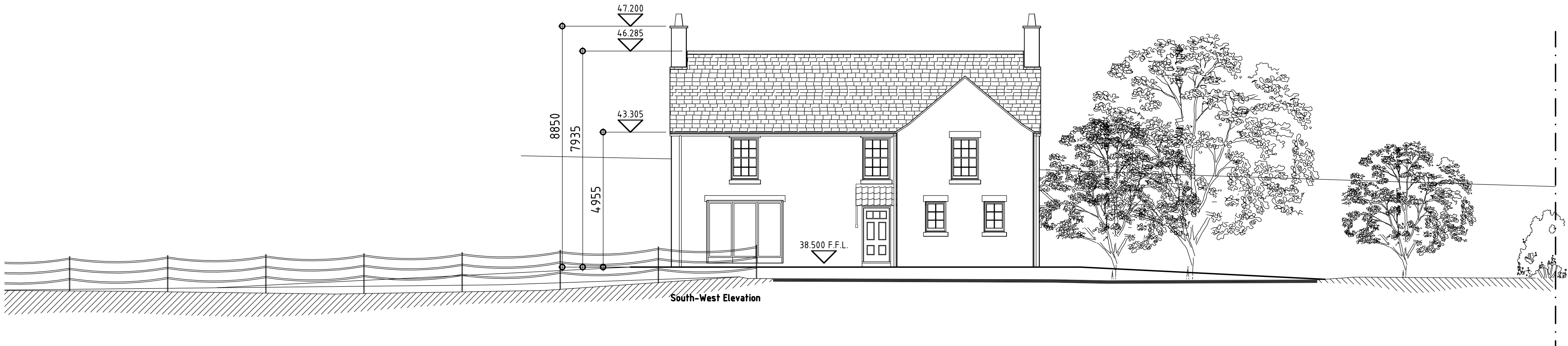
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//// TEMPORARY ACCOMMODATION
SITE DURING CONSTRUCTION

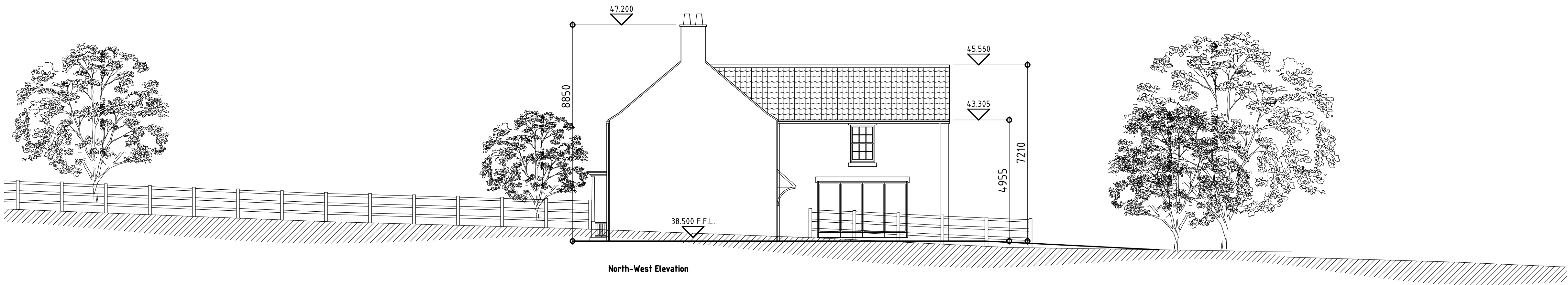




South-East Elevation



South-West Elevation



North-West Elevation



North-East Elevation

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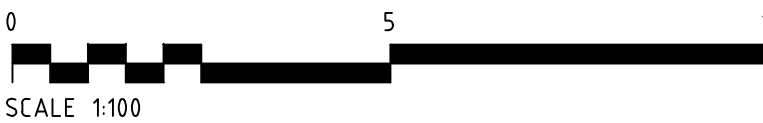
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Client

ARAGON HOUSE STUD

Project

PROPOSED CHANGE OF USE, ALTERATIONS TO
EXISTING BARNES & NEW STUD MANAGERS HOUSE
ARAGON HOUSE STUD, WORNDITCH FARM
STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN

Drawing

PROPOSED ELEVATIONS

Date

SEPTEMBER 2015

Scale

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Project No.

3684

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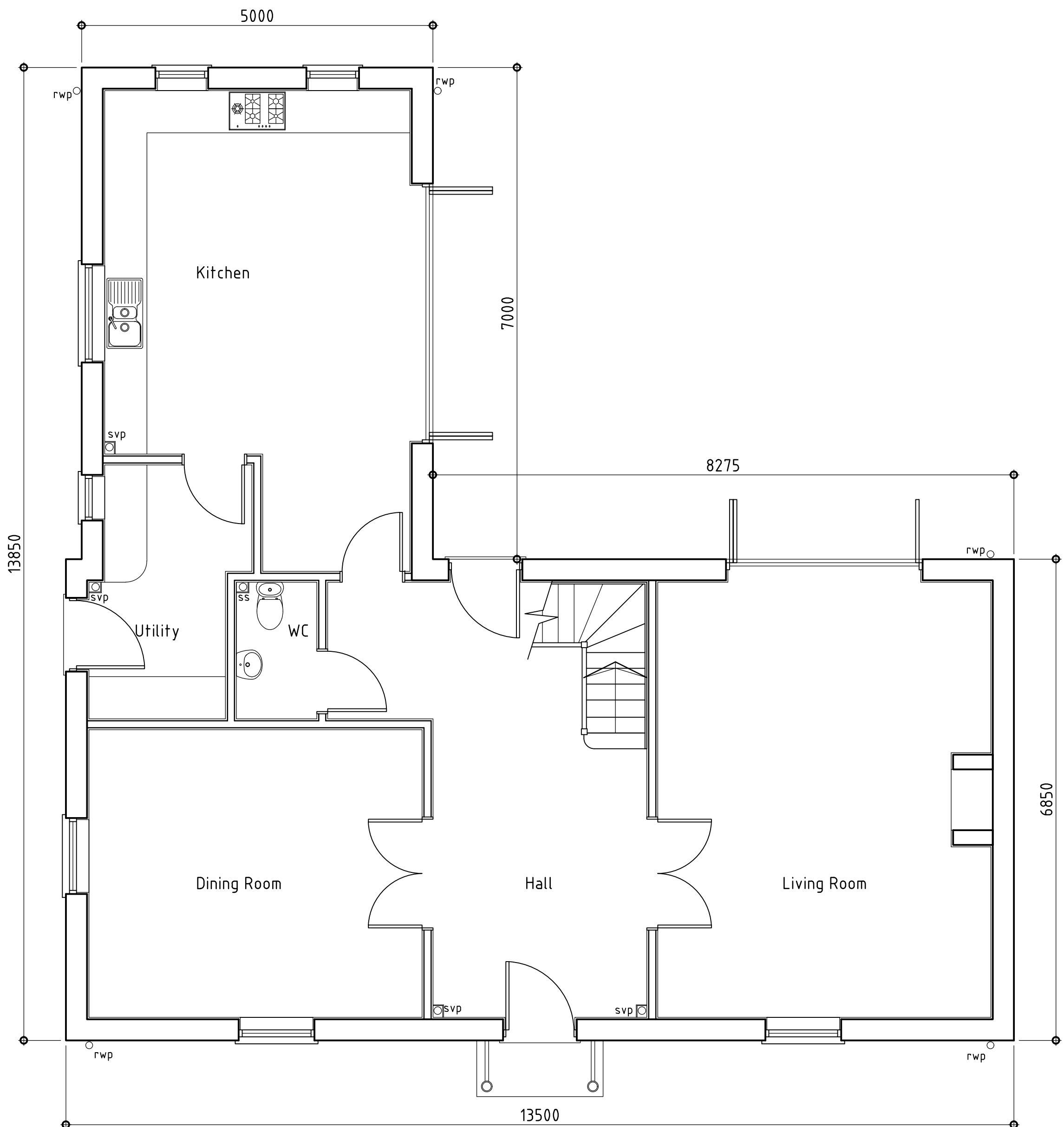
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Revision

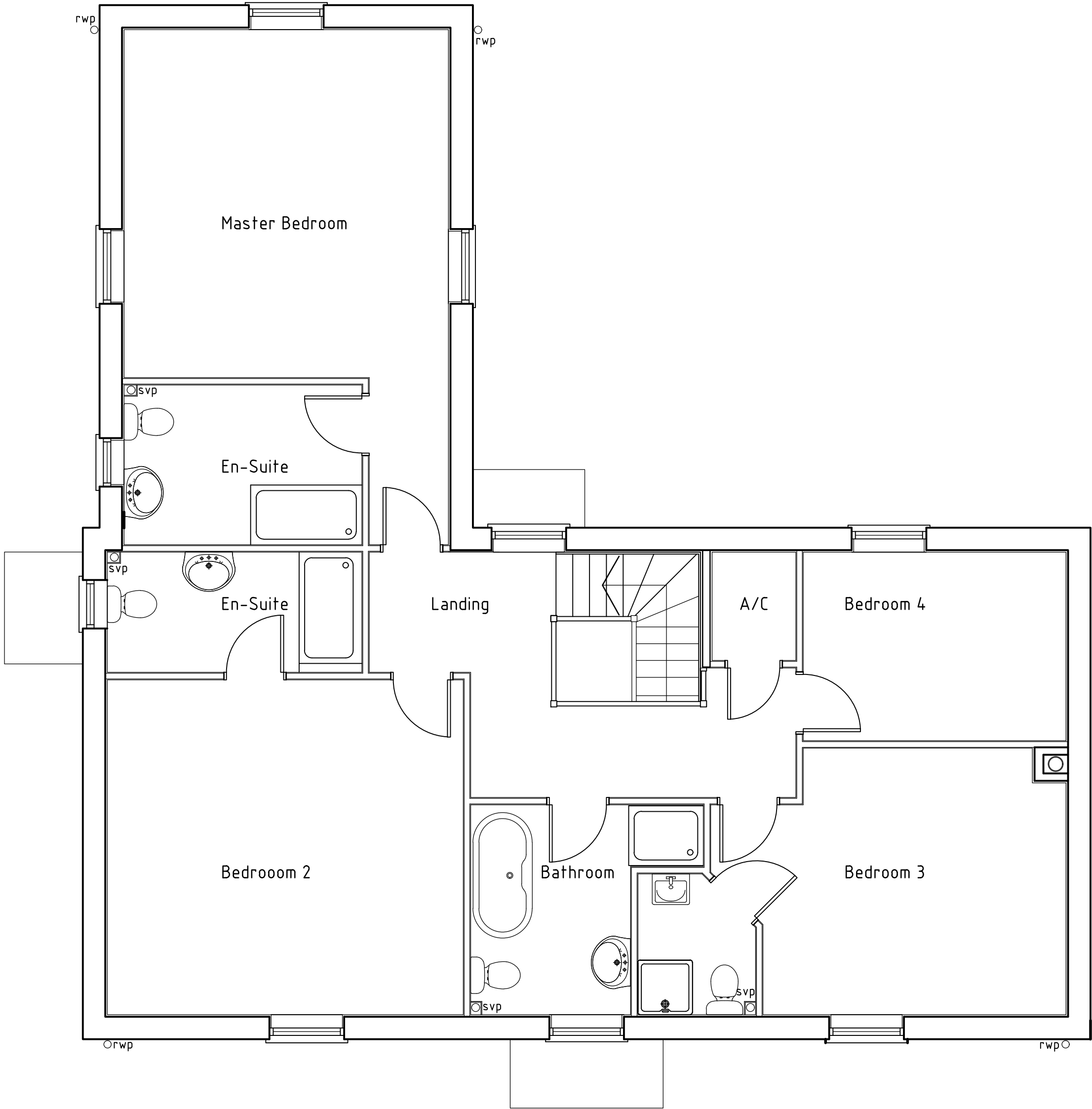
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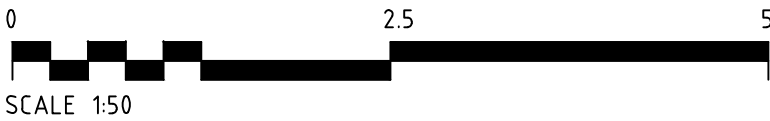
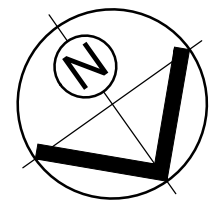
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



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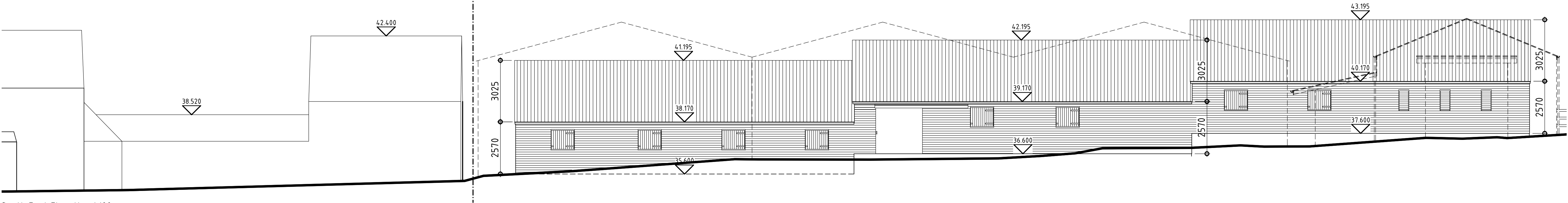
Client		
ARAGON HOUSE STUD		
Project		
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNs & NEW STuD MANAGERS HOUSE ARAGON HOUSE STuD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN		
Drawing		
PROPOSED GROUND AND FIRST FLOOR PLANS		
Date		
SEPTEMBER 2015		
Scale		
1:50 @ A1		
Project No.		
3684		
Drawing No.		
P004		
Revision		

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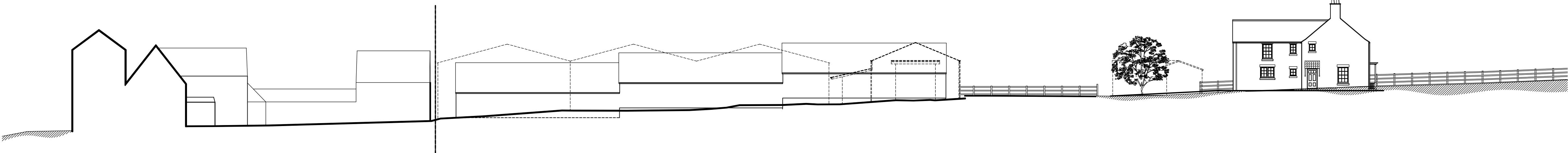
Wornditch Farm House Aragon House Stud



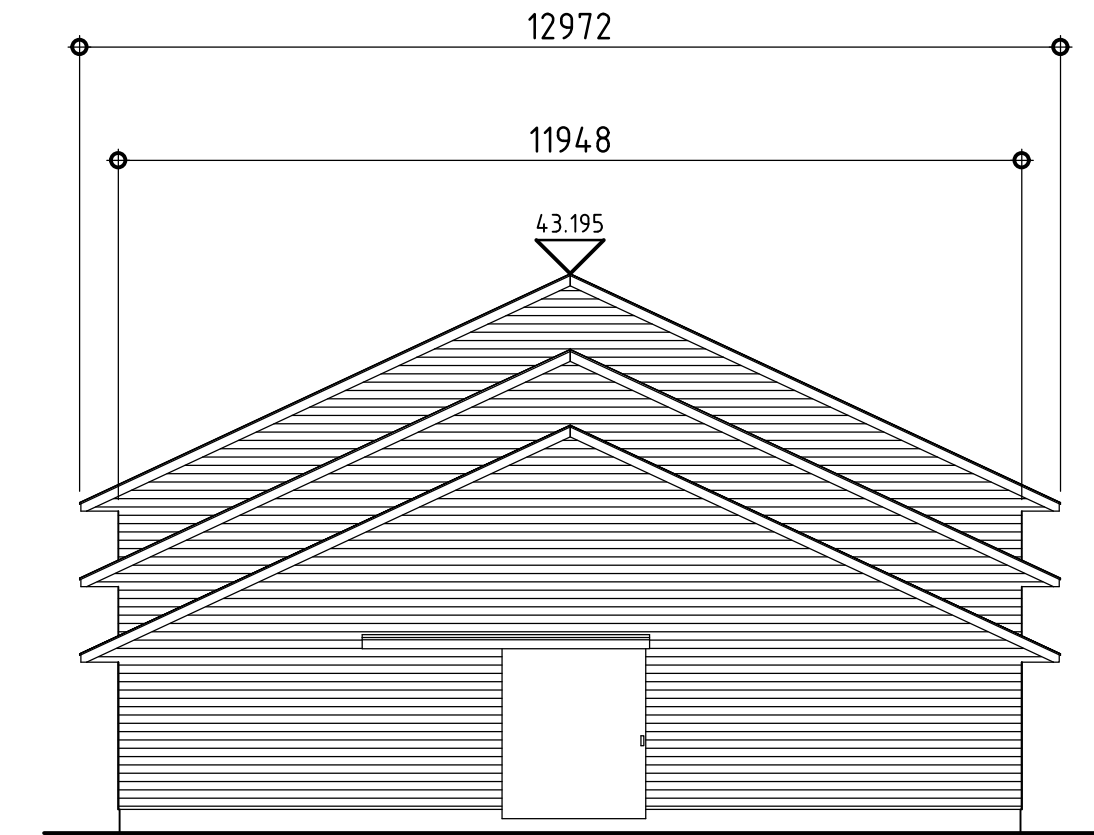
South East Elevation 1:100



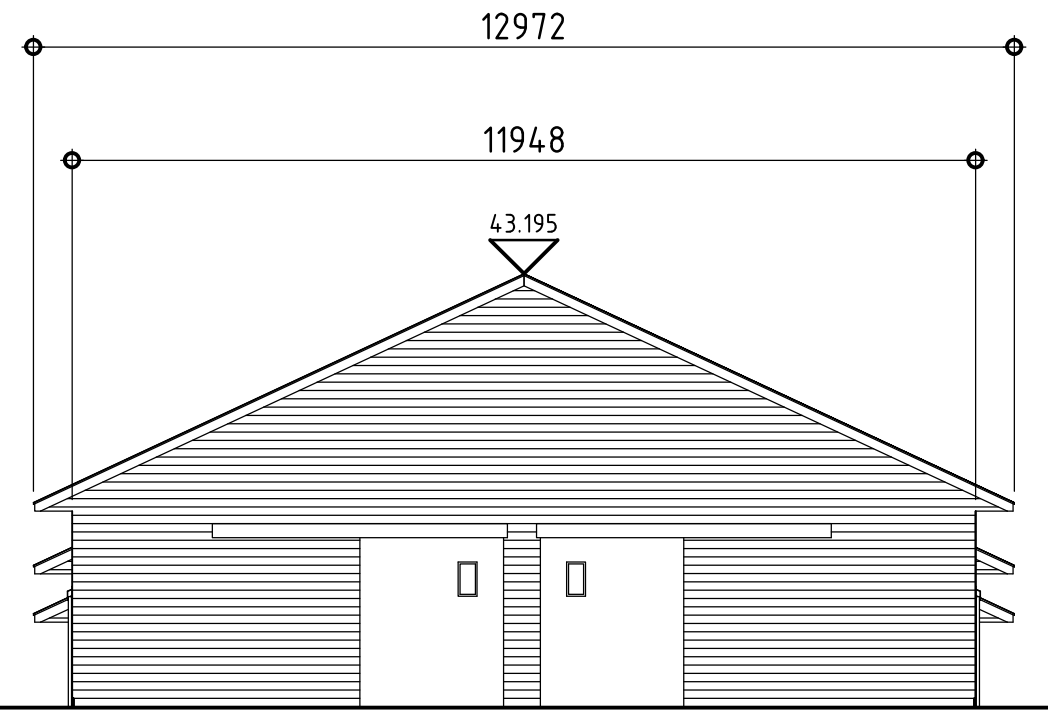
South East Elevation 1:100



South East Elevation 1:250



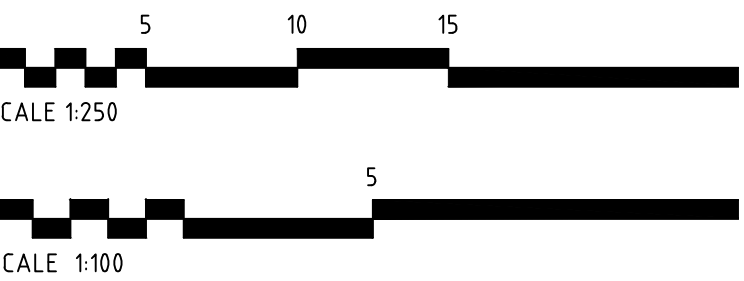
South West Elevation 1:100



North East Elevation 1:100

Fiber cement shi lap cladding
to the exterior of the building
in a light brown stain

25 degree roof pitch



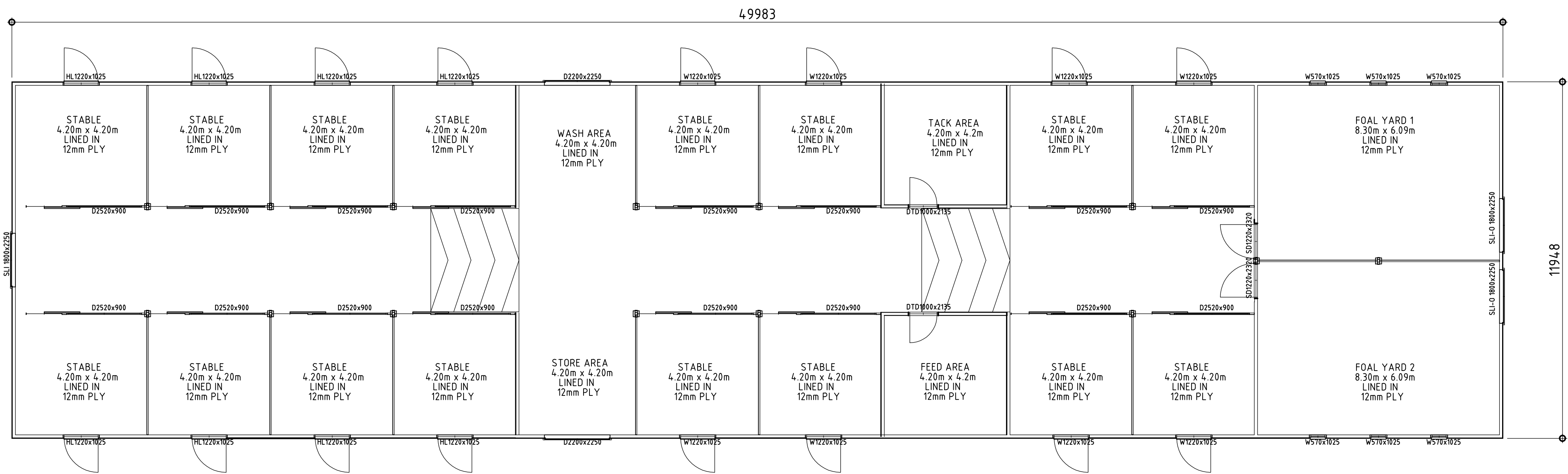
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Email: P-R@PortessArchitect.com

Client		
ARAGON HOUSE STUD		
Project		
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARN & NEW STUD MANAGERS HOUSE ARAGON HOUSE STUD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN		
Drawing		
PROPOSED BARN ALTERATION ELEVATIONS 1 OF		
Date		
SEPTEMBER 2015		
Scale		
1:100 & 1:250 @ A1		
Project No.		
3684		
Drawing No.		
P006		
Revision		

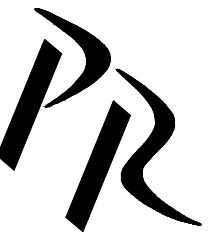
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Proposed Barn Alteration Plan



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Client

ARAGON HOUSE STUD

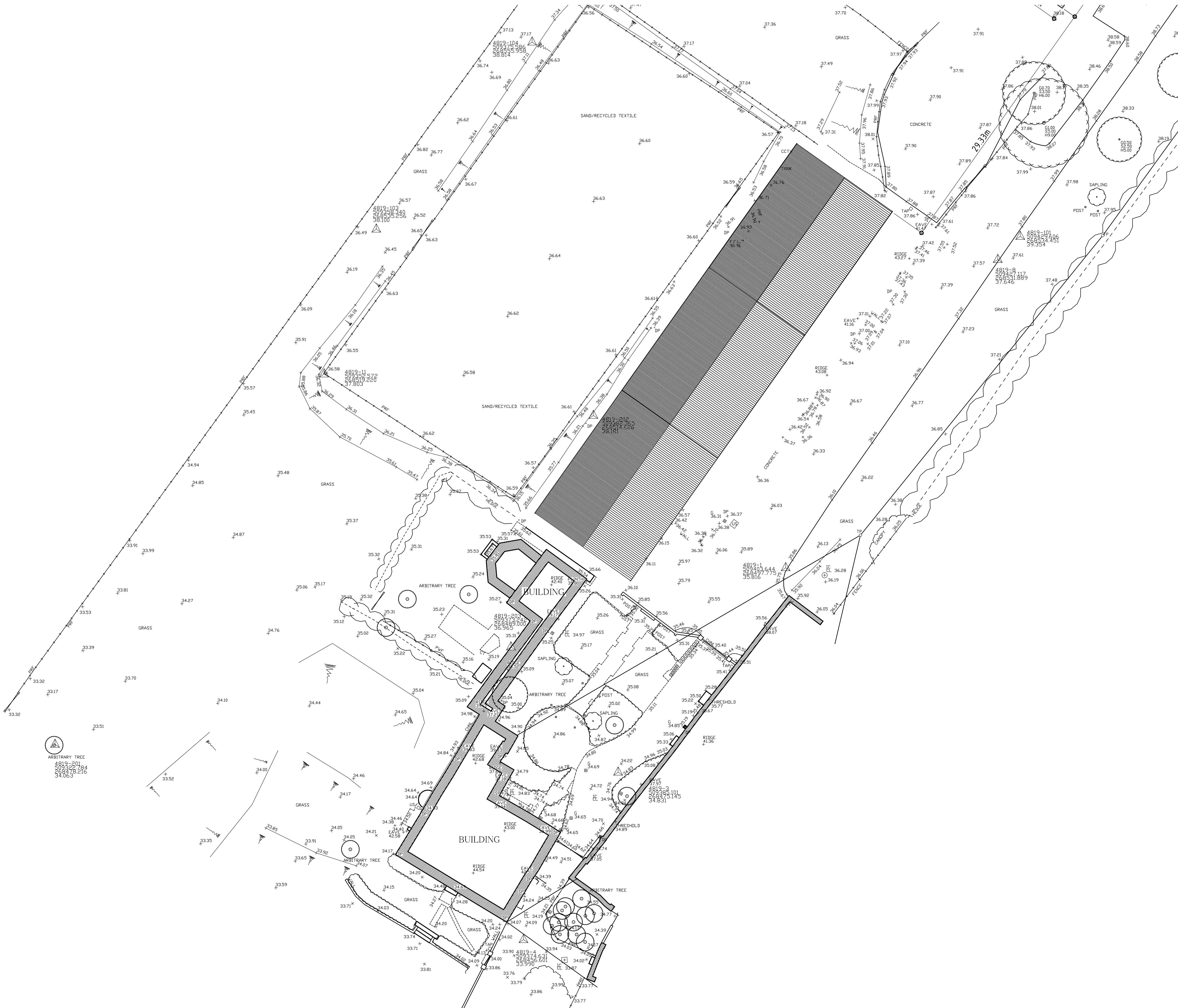
Project

PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNs & NEW STUD MANAGERS HOUSE ARAGON HOUSE STUD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN

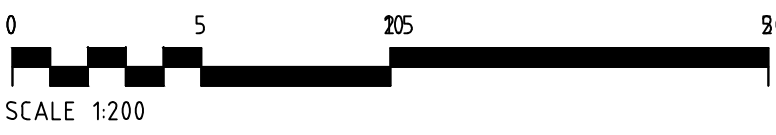
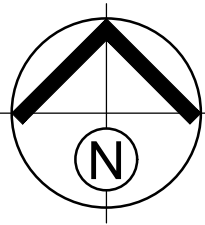
Drawing

PROPOSED BARN ALTERATION PLAN

Date	Scale	
SEPTEMBER 2015	1:100 @ A1	
Project No.	Drawing No.	Revision
3684	P008	

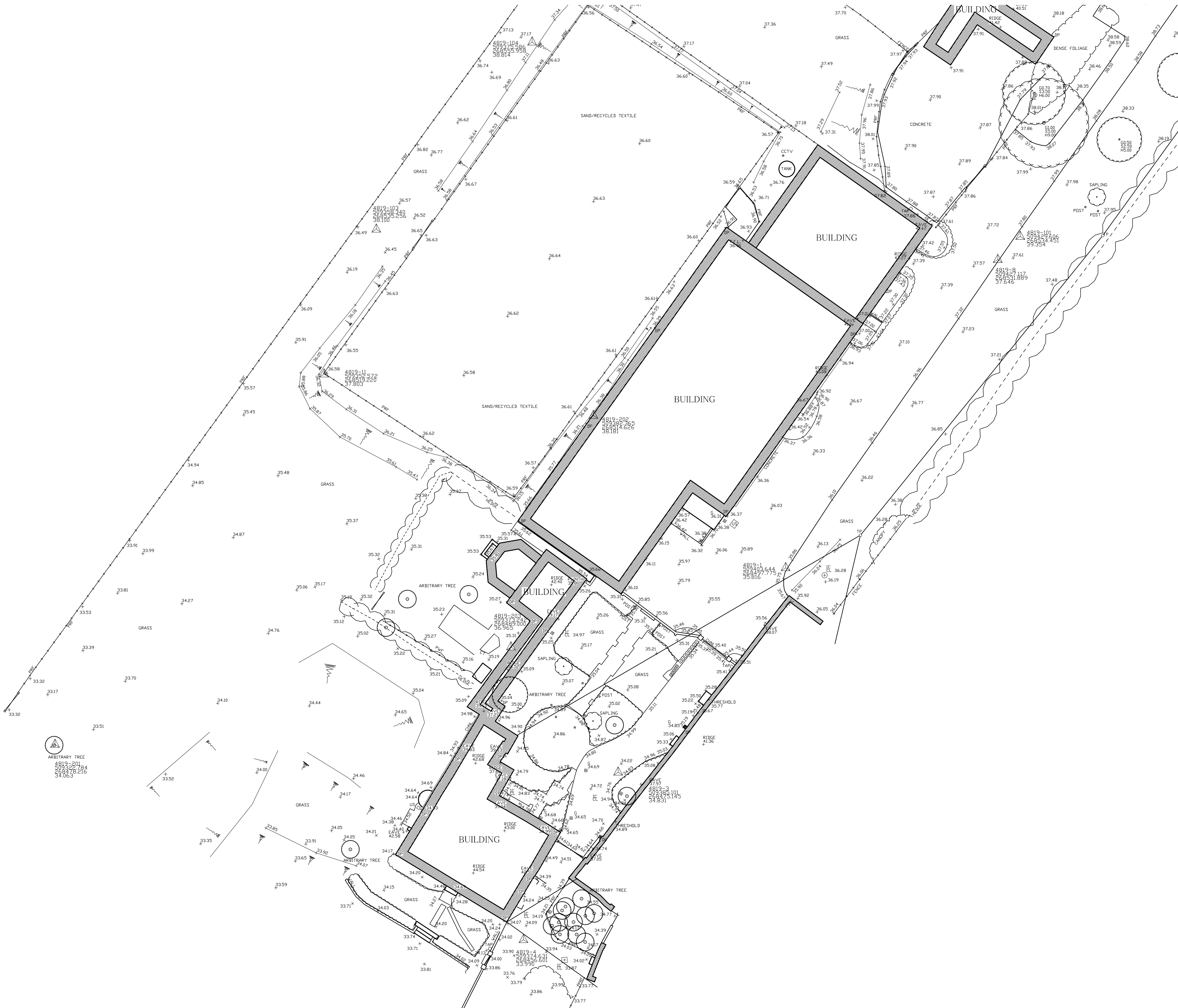


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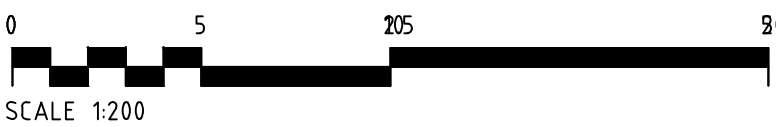
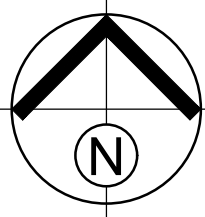


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Client		
ARAGON HOUSE STUD		
Project		
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNs & NEW STUD MANAGERS HOUSE ARAGON HOUSE STUD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN		
Drawing		
PROPOSED SITE PLAN - 2 OF 2		
Date		
SEPTEMBER 2015		Scale
		1:200 @ A1
Project No.		
3684		Drawing No.
		P002
Revision		

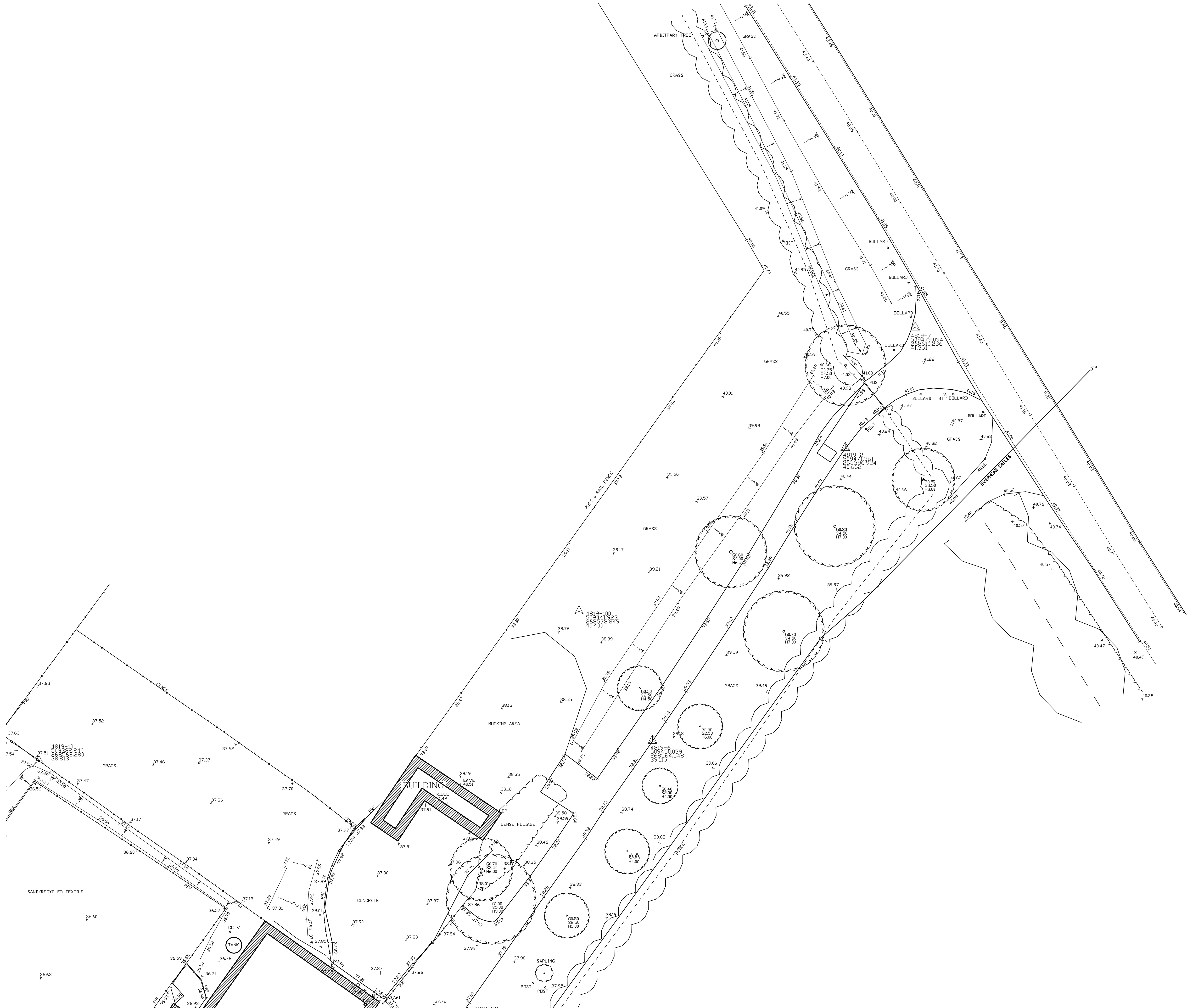


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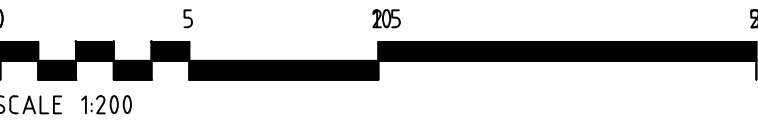
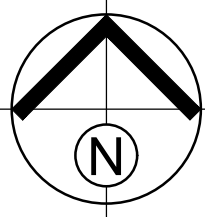


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ARAGON HOUSE STUD		
Project		
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNs & NEW STUD MANAGERS HOUSE ARAGON HOUSE STUD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN		
Drawing		
EXISTING SITE PLAN - 2 OF 2		
Date		
SEPTEMBER 2015		Scale
		1:200 @ A1
Project No.		
3684		Drawing No.
		S002
		Revision

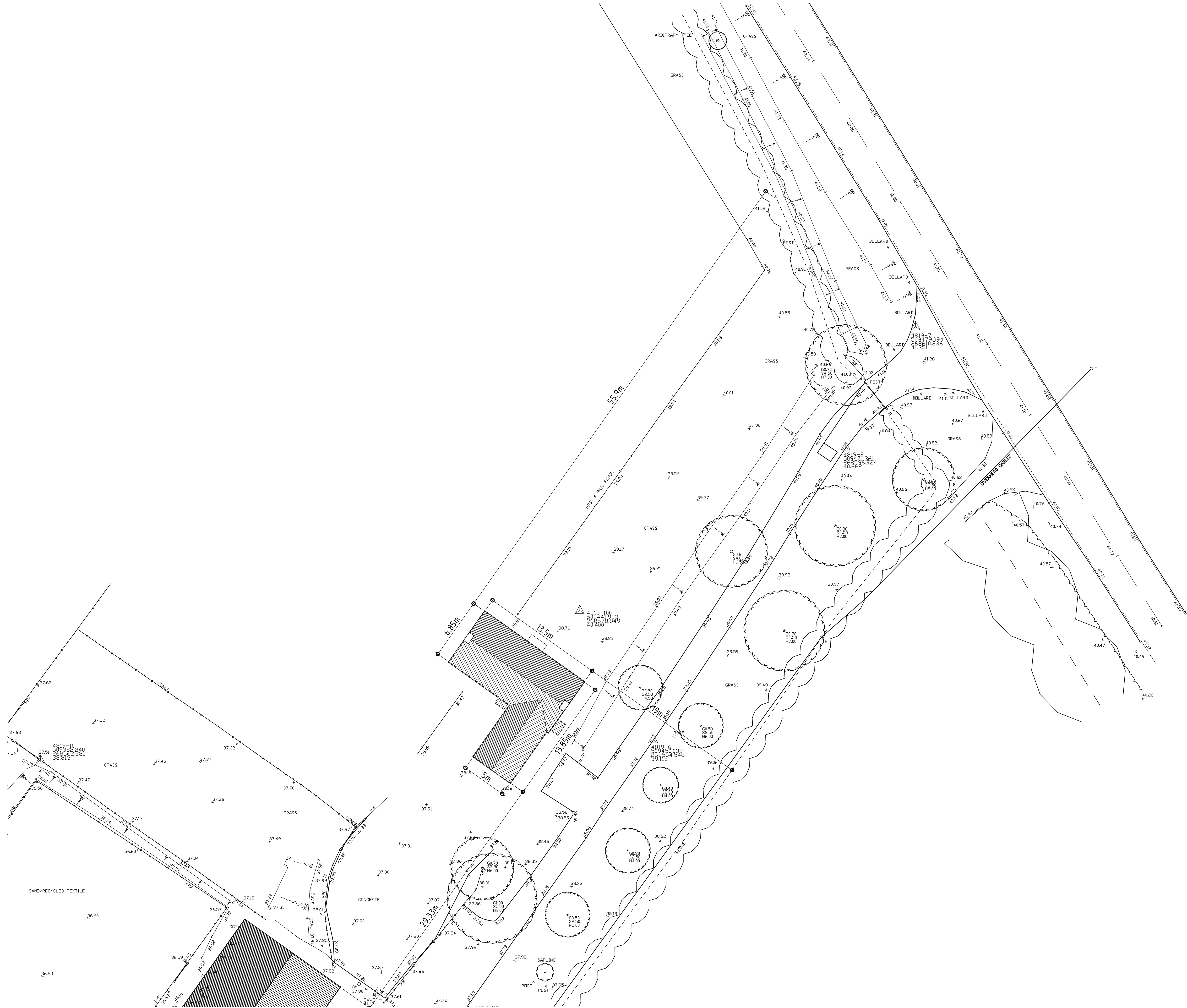


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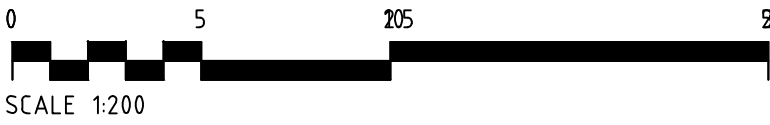
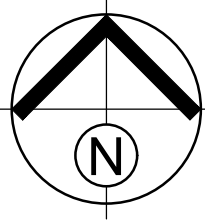


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Client		
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Project		
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNs & NEW STUD MANAGERS HOUSE ARAGON HOUSE STUD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN		
Drawing		
EXISTING SITE PLAN - 1 OF 2		
Date		
SEPTEMBER 2015		Scale
		1:200 @ A1
Project No.		Drawing No.
3684		S001
		Revision



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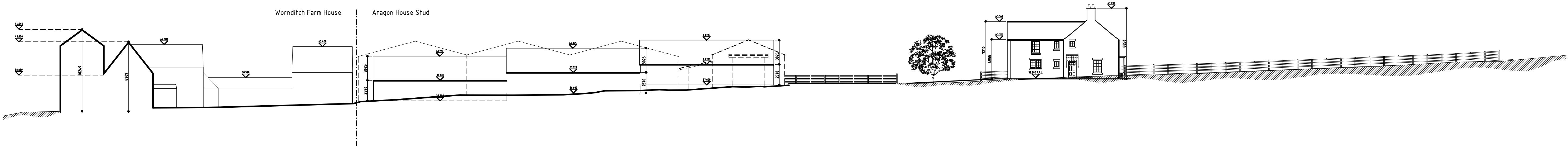
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ARAGON HOUSE STUD		
Project		
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNs & NEW STUD MANAGERS HOUSE ARAGON HOUSE STUD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN		
Drawing		
PROPOSED SITE PLAN - 1 OF 2		
Date		
SEPTEMBER 2015		Scale
		1:200 @ A1
Project No.		
3684		Drawing No.
		P001
		Revision

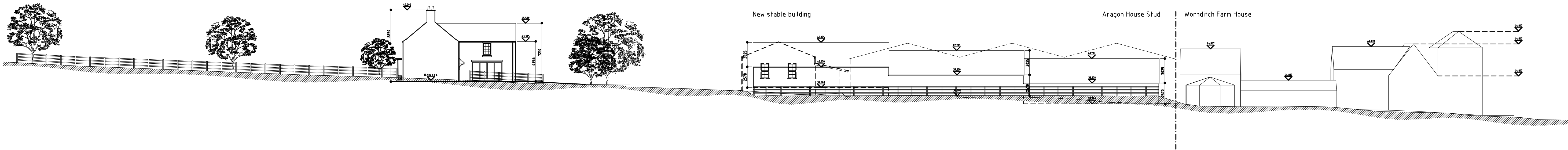
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SECTION A-A



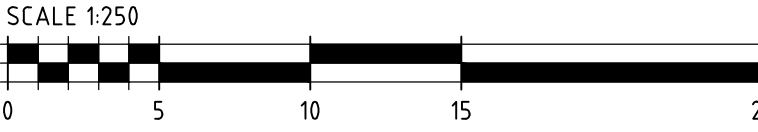
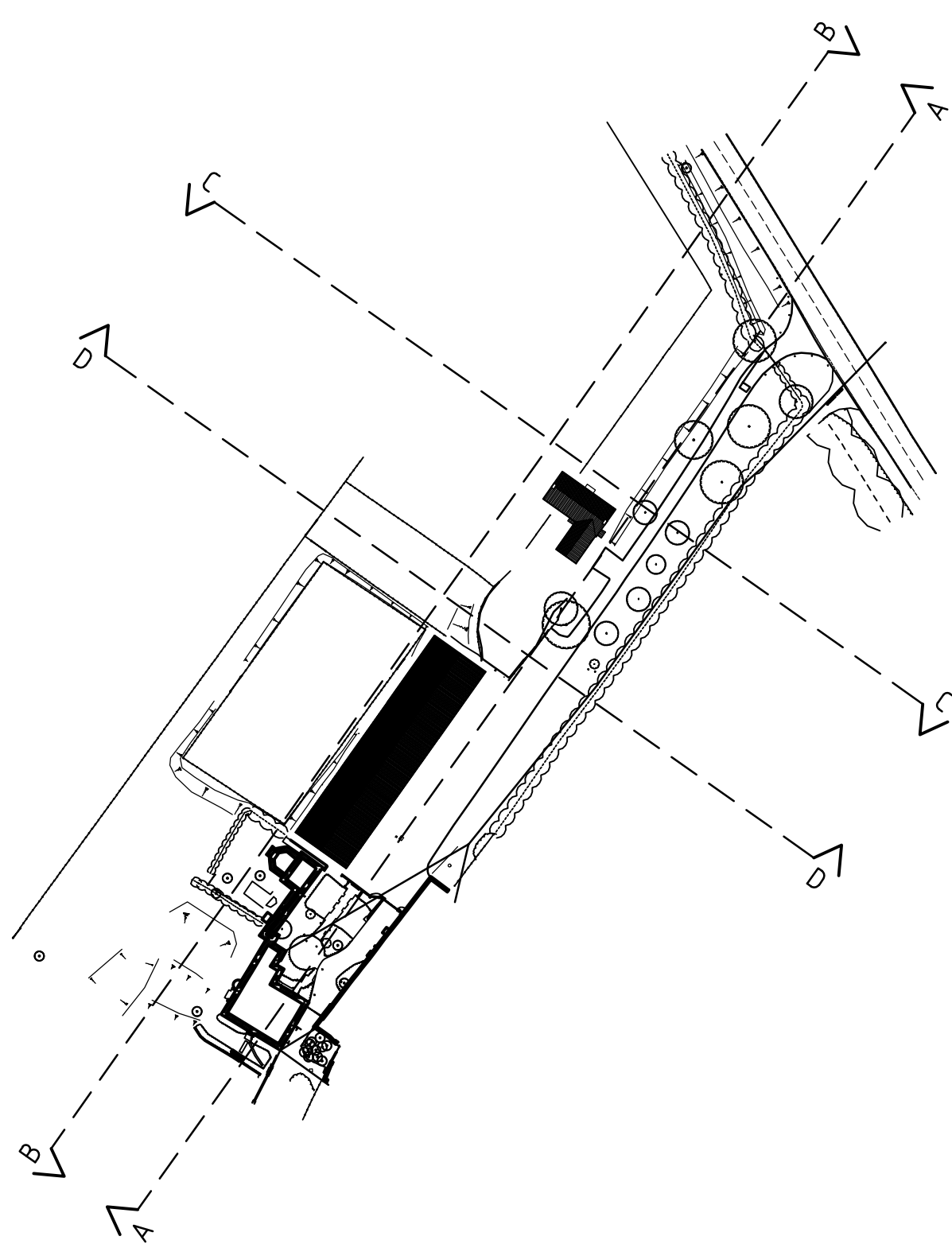
SECTION B-B



SECTION C-C



SECTION D-D



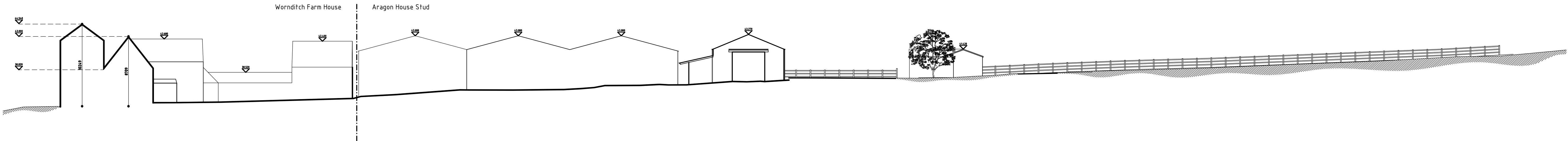
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Drawing		
PROPOSED SITE SECTIONS		
Date		
SEPTEMBER 2015		Scale
		1:250 @ A1
Project No.		
3684		Drawing No.
		P003
		Revision

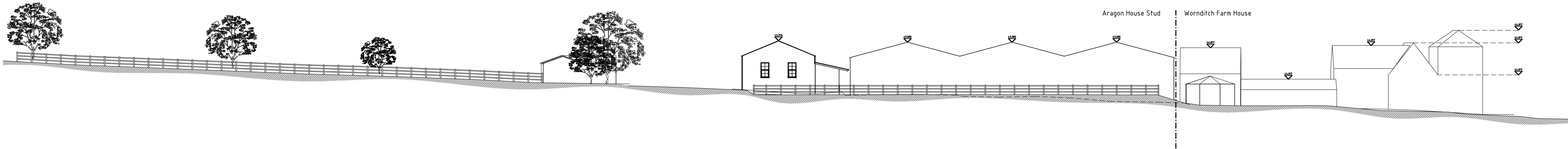
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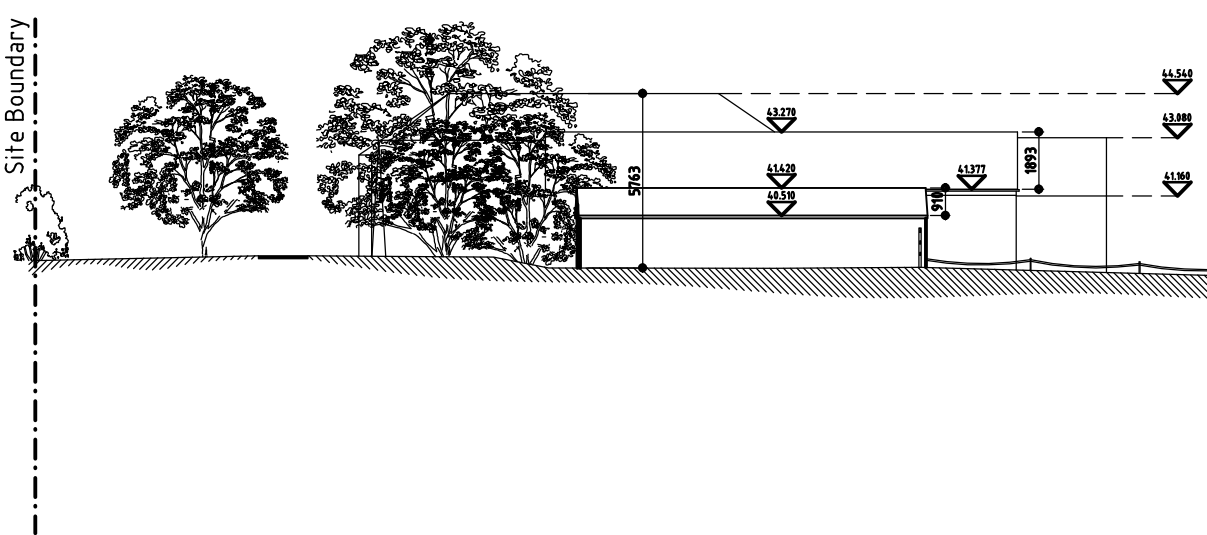
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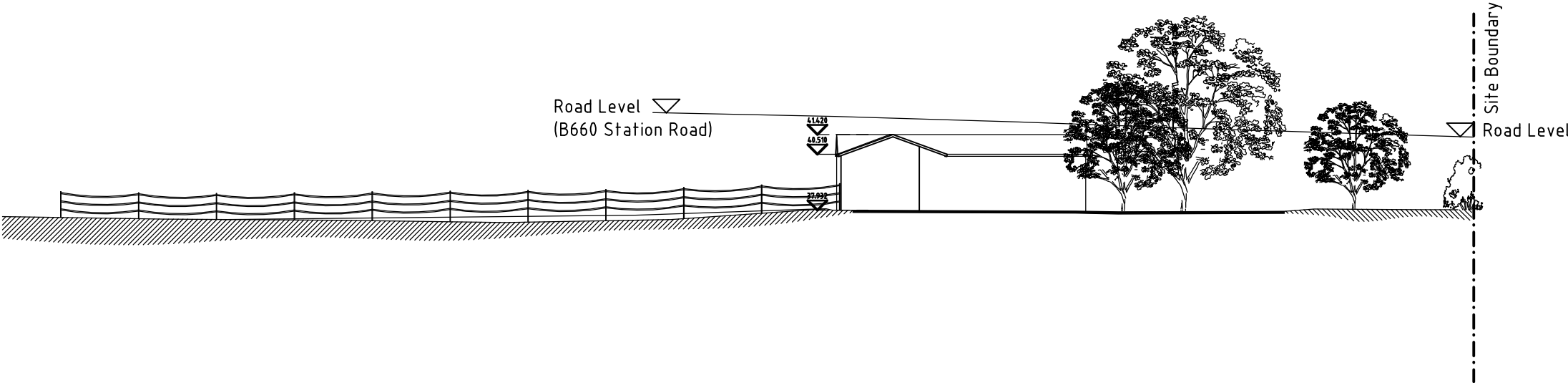
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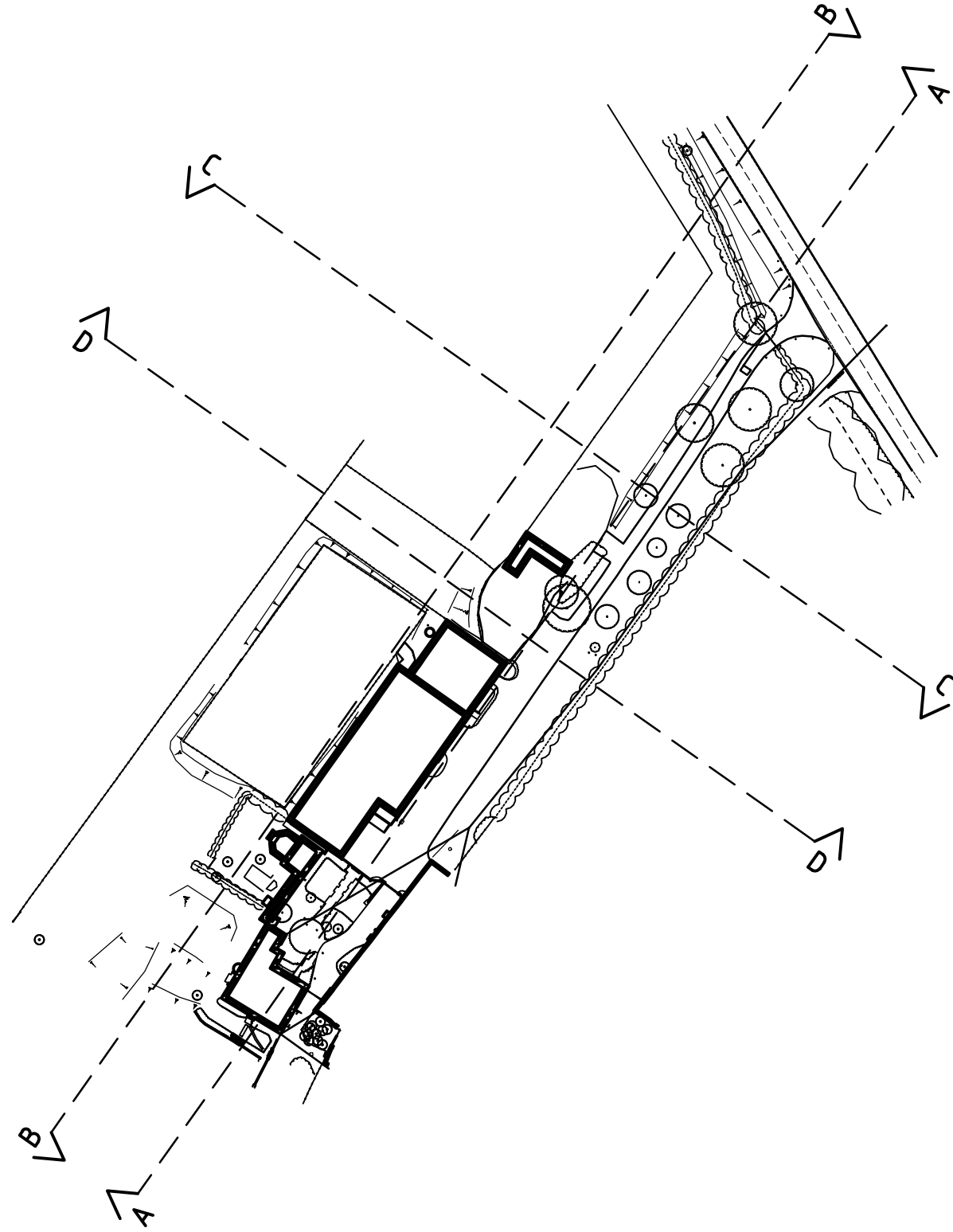
SECTION B-B



SECTION C-C



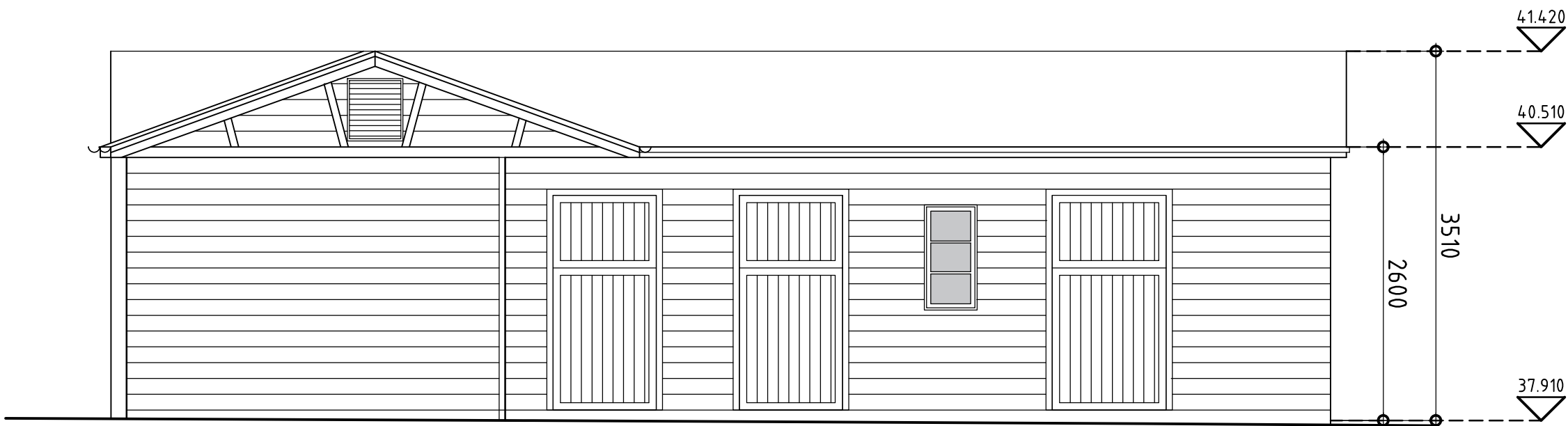
SECTION D-D



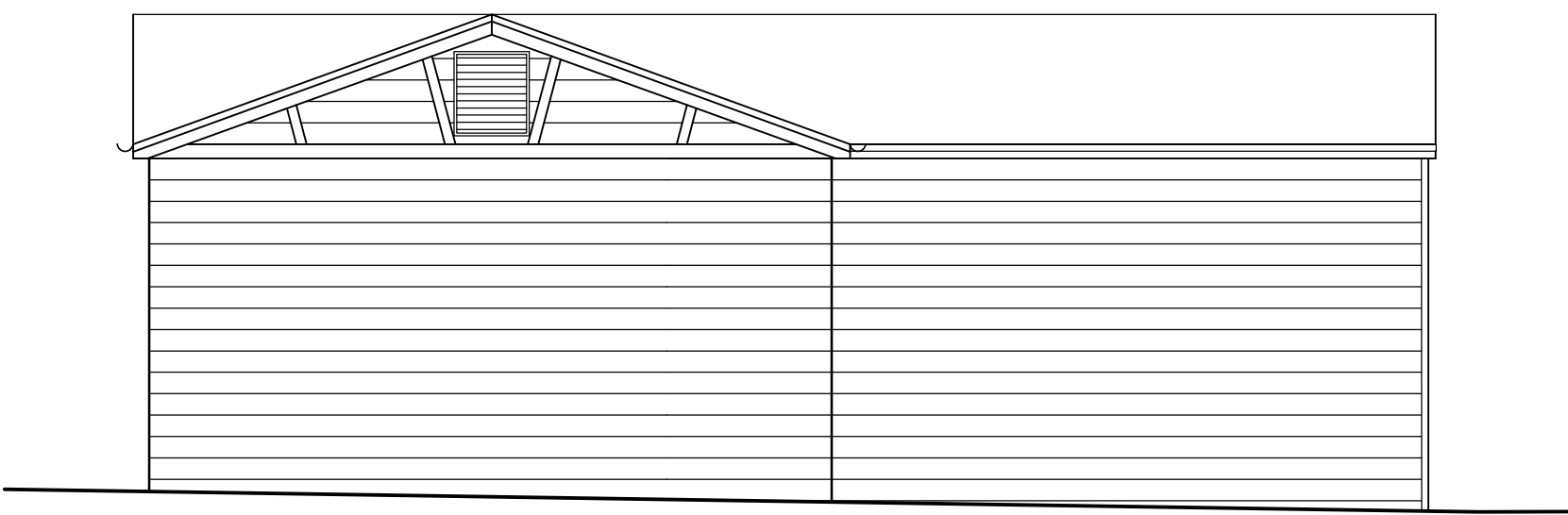
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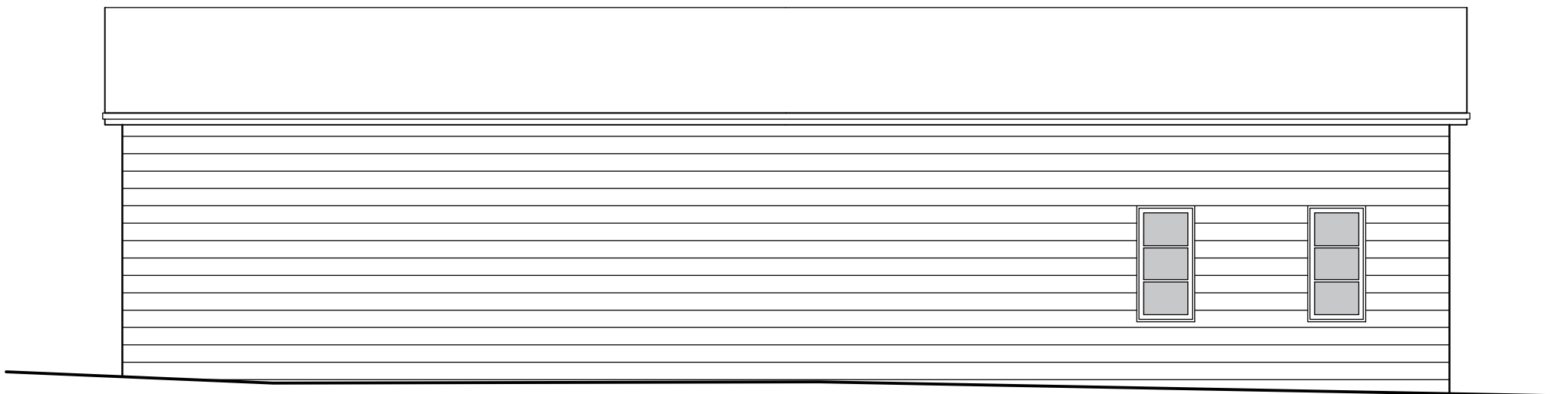
Client		
ARAGON HOUSE STUD		
Project		
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNS & NEW STUD MANAGERS HOUSE ARAGON HOUSE STUD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN		
Drawing		
EXISTING SITE SECTIONS		
Date		
SEPTEMBER 2015		
Scale		
1:250 @ A1		
Project No.		
3684		
Drawing No.		
S003		
Revision		



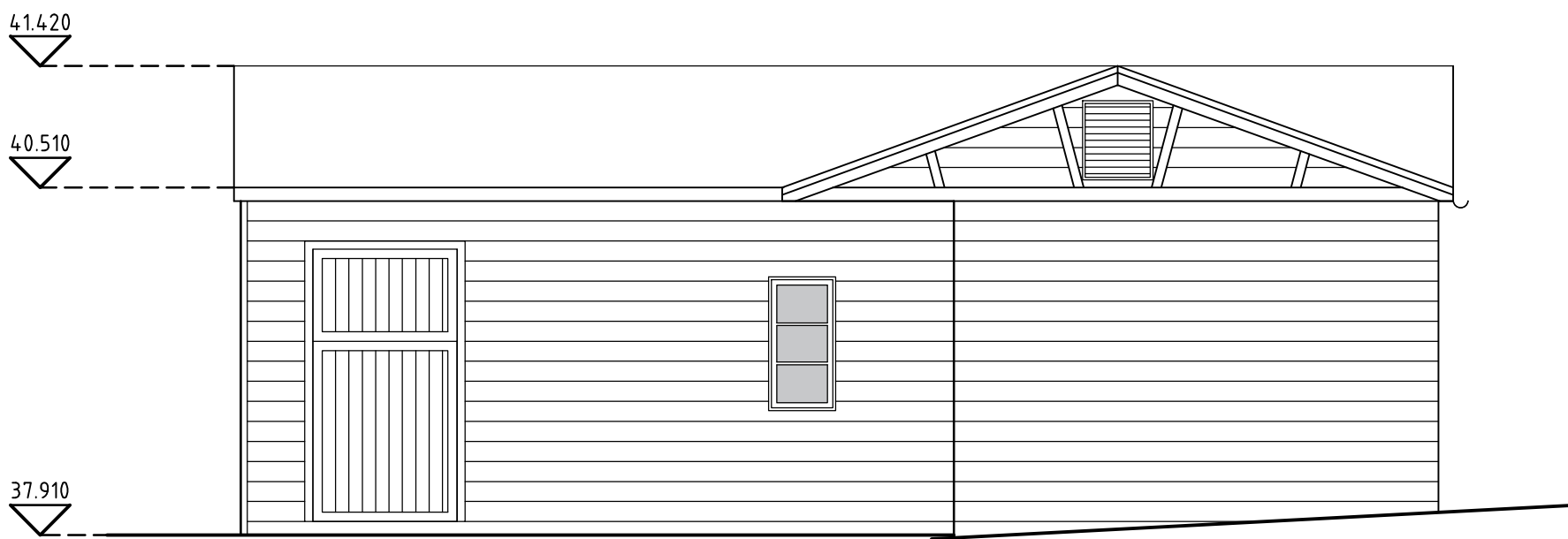
South-West Elevation



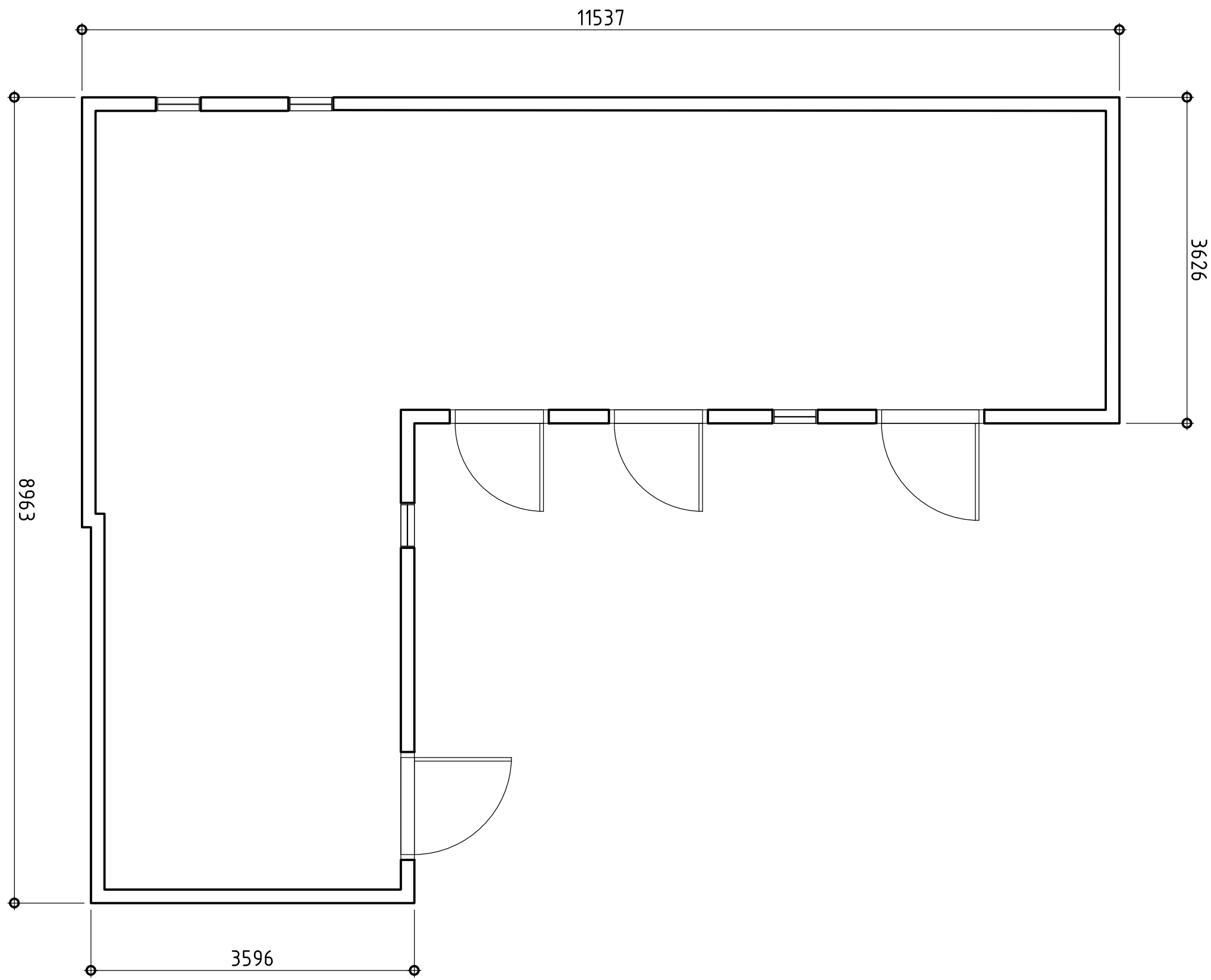
North-West Elevation



North-East Elevation



South-East Elevation

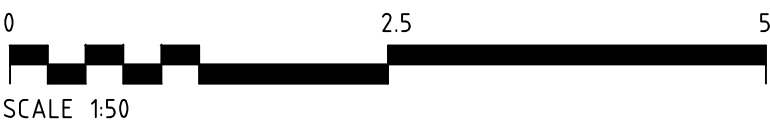
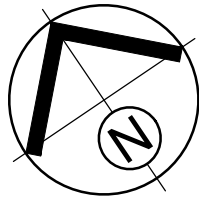


Plan

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Client
ARAGON HOUSE STUD

Project
PROPOSED CHANGE OF USE, ALTERATIONS TO
EXISTING BARNS & NEW STUD MANAGERS HOUSE
ARAGON HOUSE STUD, WORNDITCH FARM
STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN

Drawing
EXISTING TIMBER STABLE TO BE DEMOLISHED

Date SEPTEMBER 2015	Scale 1:50 @ A1	
Project No. 3684	Drawing No. S004	Revision

Wornditch Farm

Application for new equestrian breeding centre and manager's dwelling. October 2015

Design and Access Statement

Wornditch Farm is to the North West of Kimbolton, just outside the village and not within the conservation area.

The farm is sited centrally between and is accessed from both Tilbrook Road (B645) to the South and Station Road (B660) to the North.

The B660 links Kimbolton with the A14 four miles to the North, from where further links to the A1, M1, M6 and M11, provide connections to Cambridge, Birmingham, London and the North.

Nearby Huntingdon, on the Great Northern Line, provides rail links to Peterborough, Ely, Cambridge, Stevenage and London King's Cross

Wornditch Farmhouse is a Grade II listed 17th and 18th century farmhouse with adjoining 19th century garden range. The Granary is late 17th century and is also Grade II listed. The buildings highlighted in blue are the historic buildings still present at Wornditch Farm today.

In addition to the main residence, Wornditch Farm consists of stables, manège, barns and paddock land. The barns were built between 1970 and 1980, the manège was added in 2012. The modern buildings are detached from the Listed buildings and were constructed after 1st July 1948 and are therefore outside of the listed buildings curtilage.

A topographical survey of the site has been completed. The ground slopes down toward the South West. Wornditch Farm House is sited approximately 175m from Station Road. In this location the ground level is approximately 7.2m lower than the ground level at the entrance from Station Road.

The River Kym passes through the farm from the North West to South East. The river flows through Kimbolton and joins the Great Ouse at St Neots. Though the river has the potential to flood, only the land to the South of the Farm House is at risk, the Farm House and all buildings and land to the North are protected by the topography of the site.

The applicant has prepared Aragon House Stud Business Plan in support of this application. The business plan describes the requirement to adapt Wornditch Farm in order to return the business from Germany to Huntingdonshire and allow for growth that will also benefit the local economy and community.

Planning Policy

Paragraph 55 of the national Planning Policy Framework includes the following ; To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or

Involvement

This planning application has been prepared after pre application consultation with planning officers including Mr McCurdy, Mr Moffatt and Ms Nash. The previous application was refused for reasons that the design of the dwelling was not considered appropriate and the business case had not been fully considered. This application includes an amended house design and further explanation of the Business case.

It has also been guided by the written response provided by Huntingdonshire District Council against pre-application enquiry Case Ref. 1207112PENQ.

We have discussed our proposal in an on-site meeting with Jonathan Gray District Councillor for Kimbolton and Staughton, who in turn has discussed the future of Wornditch Farm and Aragon House Stud in an informal meeting with Andy Moffat. The outcome of both meetings have also informed our design proposal.

Justification

Aragon House Stud wants to bring this very specialist business, breeding international class dressage horses, back to Wornditch from Germany, where, in order to reduce business costs during its formative years, it has been located since 2012. Kimbolton is where the owner/manager lives.

This business is concerned with a very niche part of the horse breeding industry . It is concerned with Breeding horses for top level dressage events , including for the Great Britain senior and junior Teams and with the ambition of the offspring appearing in Olympic Games. There are very few such breeders and a very deep understanding of this specialist industry is required.

The business case has taken about 5 years to prove (this is a long term business with sometimes greater than 5 years from covering of a mare to the sale of an animal) but now the business is fully trading. Providing costs are contained the business is fully viable.

The business will use local suppliers of feedstock, veterinary services , farriers, animal dentists, trainers etc. It will create employment and help the local economy.

But to work at Wornditch the business needs more efficient buildings and lower overheads. The estimated investment cost to achieve this is about £300- £350 thousand pounds.

There are three elements necessary to achieve this;

1) The barns; These need remodeling to provide very safe and hygienic conditions for the mares and foals. The facility needs to impress the international equine industry when they arrive to inspect the stock.

2) The current listed building farmhouse needs to be excluded from the business; this has about 700 sq metres of floorspace with utility bills alone of over £25,000 last year. It is also in need of constant expensive repairs. It is far too large and expensive to run as the own managers home, and drains finance from the business. It is not tied to the surrounding farmland.

The importance of this farmhouse as a listed building is understood, but it is of little value to the business. The proposed demolition of part of the immediately adjoining modern utilitarian barn will , we consider , significantly improve its setting, and allow a new owner to be found who will want to nurture the qualities of the property. The proposal therefore offers a gain in improving the setting of the listed farmhouse.

3) The manager must be on site. The owner/manager of the business must live on site since breeding mares and foals , especially at this highly specialize level, require 24 hour attention and care . They are very valuable and vulnerable. A mare or foal in distress needs to be attended to immediately. Monitoring equipment will connect the stables to the managers house. This business simply can not operate without permanent on site presence.

The new house (about a third the size of the existing farmhouse) has been carefully designed to fit in with the existing collection of farm buildings and the landscape . We are also happy to have a condition requiring a detailed landscaping scheme which can extend onto surrounding land owned by the applicant.

In summary the scheme;

- is based around an existing group of farm buildings,
- brings additional employment,, and supports the local economy
- benefits the listed building,
- needs an onsite permanent presence
- will harm no one.

The business plan and supporting accounts are submitted confidentially and are commercially sensitive documents which should not be available for public consumption.

Design

Use

This planning application proposes alteration of the existing barns to provide stables (highlighted in red), a new dwelling associated with Aragon House Stud, to be occupied by the Stud Manager and their family and a change of use of the application site area to commercial Stud use.Amount

The existing Manège (1,250 sq/m) and existing barns (882 sq/m) will have a change of use to commercial Stud use, which does not fall under any specific use class and is typically regarded to be sui generis.

The proposed new Stud Managers House will be a detached two storey dwelling

Layout

The modern farm buildings are to be altered to provide stables. The existing timber stable, detached from the main group is to be demolished.

The new Stud Managers House is to be built immediately to the North East of the 'L' shaped timber stables. The timber stables are part of the modern farm building group to be demolished. The chosen location alongside the private drive, between the stables and Station Road, would provide security for the stud and Wornditch farm house.

Scale

The existing 1970's steel barns and brick barn cover an area of 881.8sq/m. The range of buildings are 53.2 metres long, the smallest barn is 14 metres wide, the largest barns are 18.5 metres wide. The barns have an eaves height of 41.16 metres ODN and a ridge height of 43.27 ODN.

The alterations will consist of removal of the roof and wall cladding and a reduction in the eaves and ridge height.

The south-west elevation of the existing steel barn is to be relocated 1.85 metres further away from the listed Granary, to increase separation to 2.6 metres. Two thirds of the South East elevation of the existing steel barn is to be relocated 4.5m further back to fall into alignment with the remaining one third revealing more of the listed buildings upon approach.

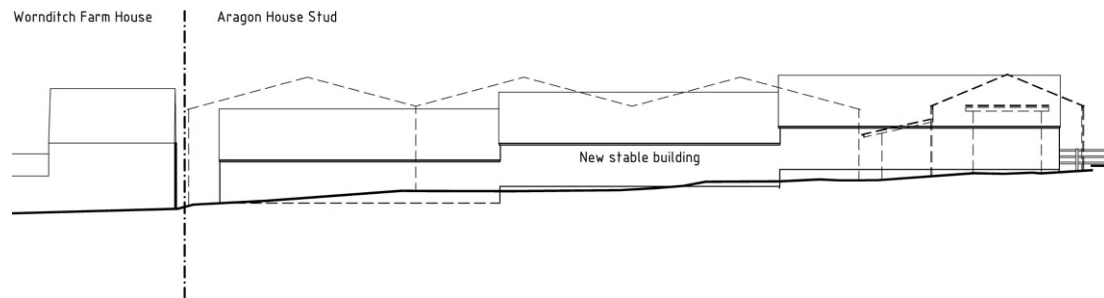
The floor level will be build up and stepped , with the centre section floor level, level with the existing manège. The ridge at the upper level is 43.2 ODN, a similar level to the existing ridge. The new ridge steps down as it approaches the listed Granary, where the ridge height will be 41.2m ODN, approximately 2 metres below that of the existing ridge. The eaves height will be 38.17m ODN, approximately 3 metres below that of the existing eaves.

The reduced height of the barn will further reveal the listed Granary. The altered building will not dominate the setting as it currently does.

Landscaping

The alterations to the existing barns are designed to work with the existing site levels. No domestic planting scheme is proposed.

The ground around the proposed new dwelling will be re-graded in some areas. No domestic planting scheme is proposed.



Appearance

The altered barn will be finished externally with rough sawn featheredge horizontal cladding in a light brown stain, with fibre cement roof tiles in grey.

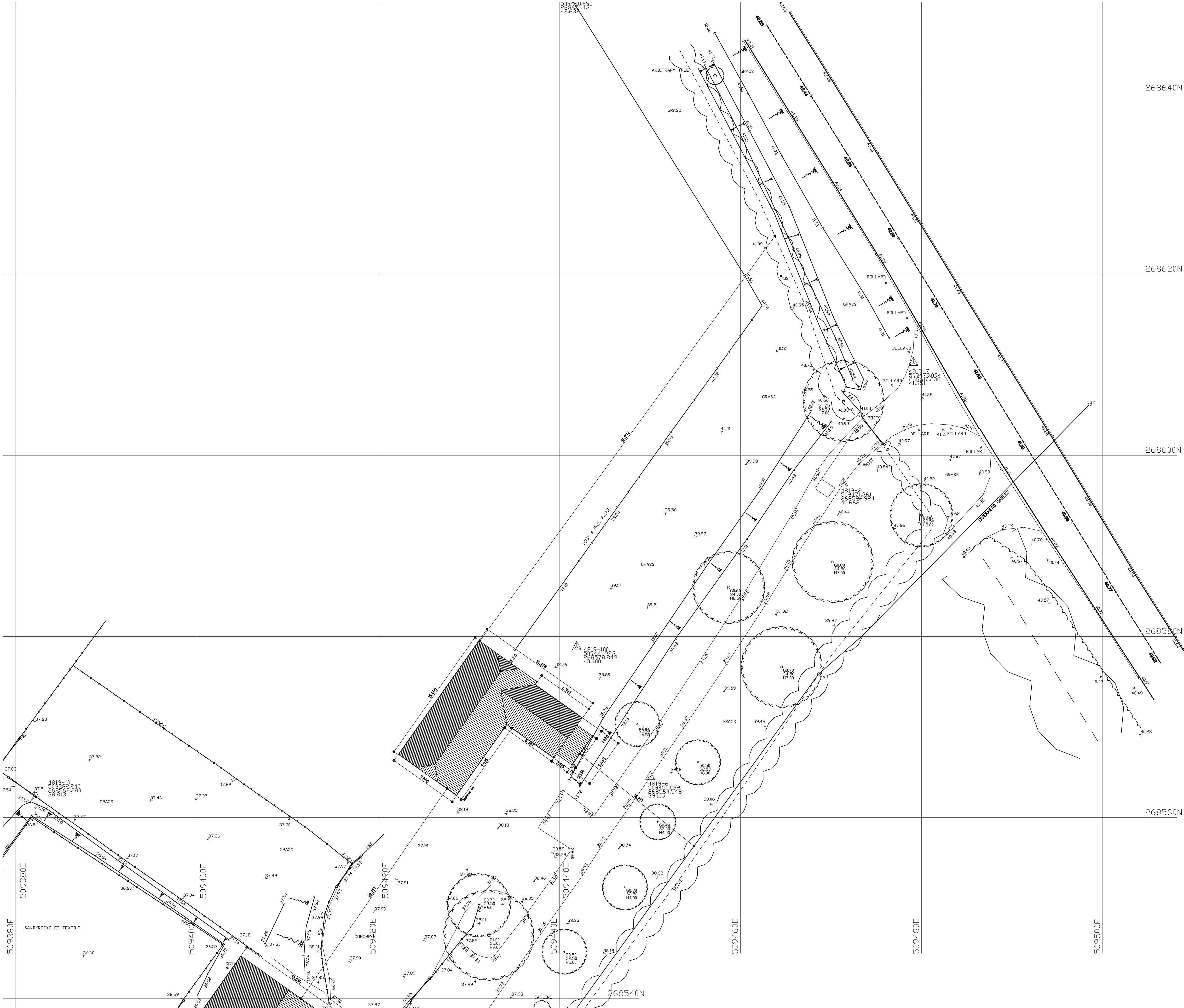
The stud manager's house is designed to appear as a traditional brick farmhouse. The roof will be finished with clay pantiles.

Access

The side access to the centre section of the altered barn will be at ground and manège level. The upper and lower levels are also accessed at their corresponding ground levels. The new stable building will be internally ramped.

The new Stud Managers House will have level access at the lower and upper ground floor storeys. The lower ground floor has an entrance storey WC in accordance with The Building Regulations Approved Document M , Section 10.

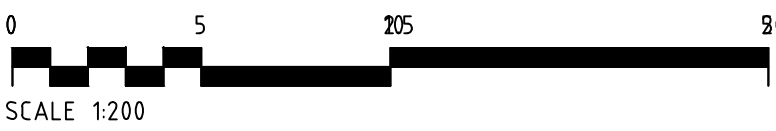
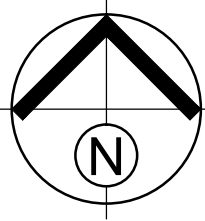
GREEN PAPERS FOLLOW



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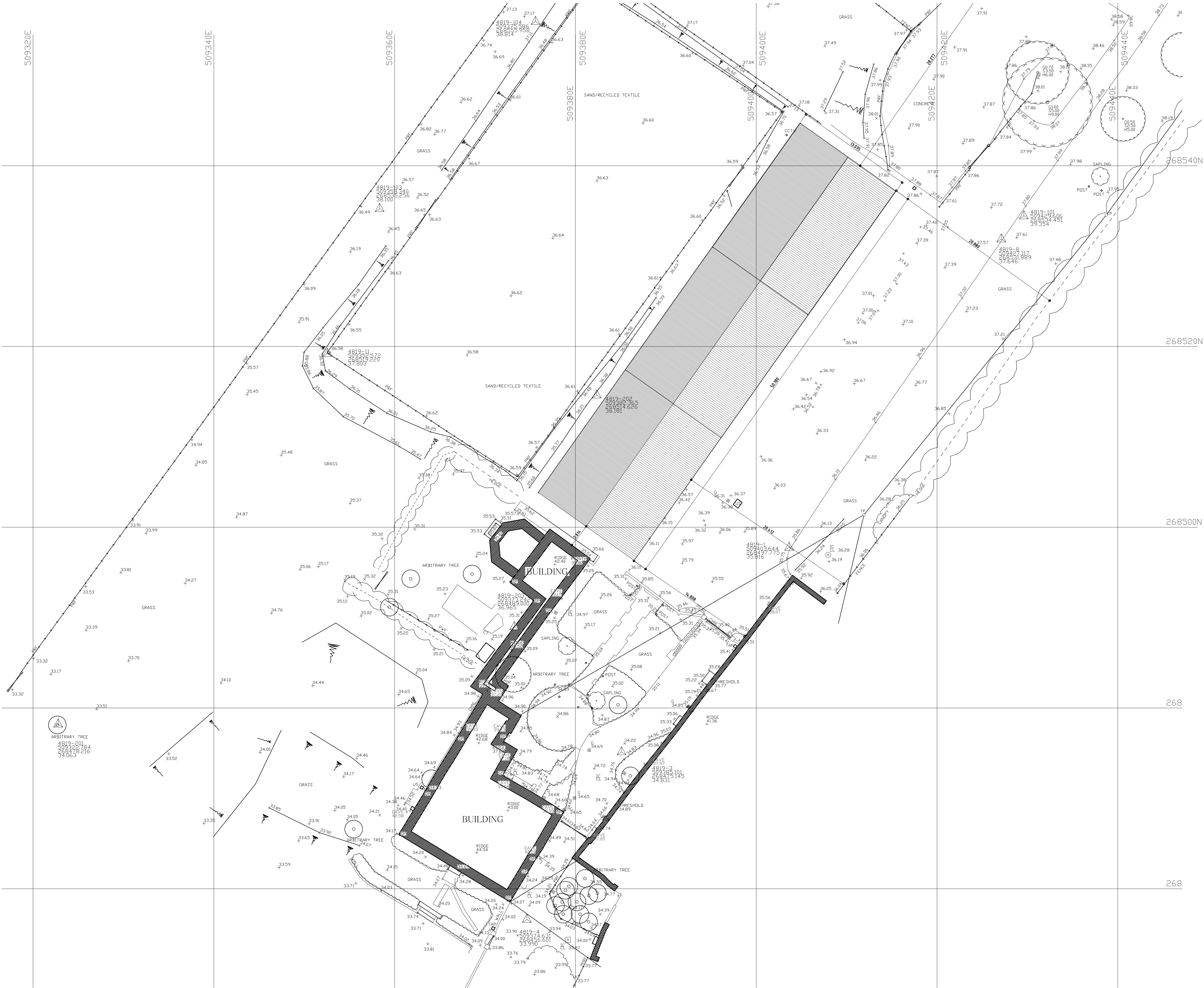
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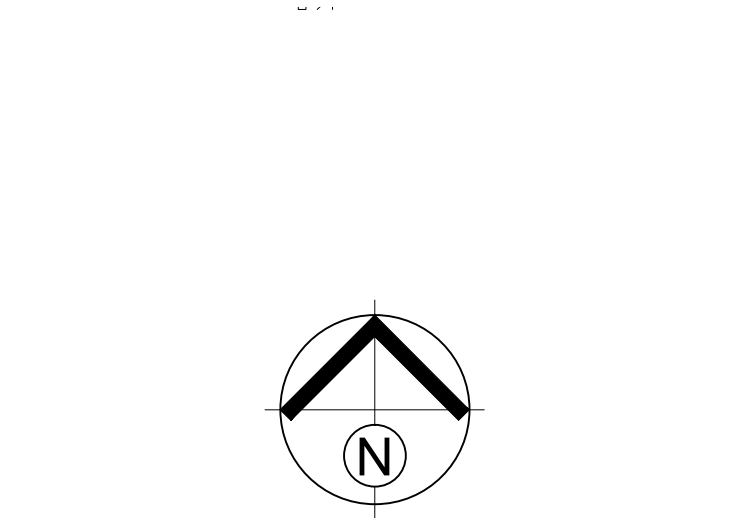
Client		
ARAGON HOUSE STUD		
Project		
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNS & NEW STUD MANAGERS HOUSE ARAGON HOUSE STUD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS PE28 0JN		
Drawing		
PROPOSED SITE PLAN - 1 OF 2		
Date		
AUGUST 2014		Scale
		1:200 @ A1
Project No.		Drawing No.
3684		P01
		Revision



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ARAGON HOUSE STUD

Project
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNs & NEW STUD MANAGERS HOUSE ARAGON HOUSE STUD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS PE28 0JN

Drawing
PROPOSED SITE PLAN - 2 OF 2

Date	Scale	
AUGUST 2014	1:200 @ A1	
Project No.	Drawing No.	Revision
3684	P02	



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION

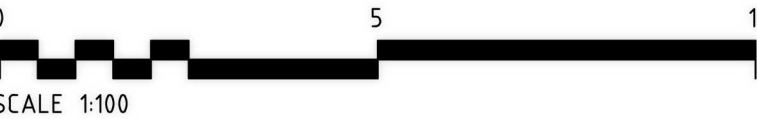


NORTH-WEST ELEVATION



NORTH-EAST ELEVATION

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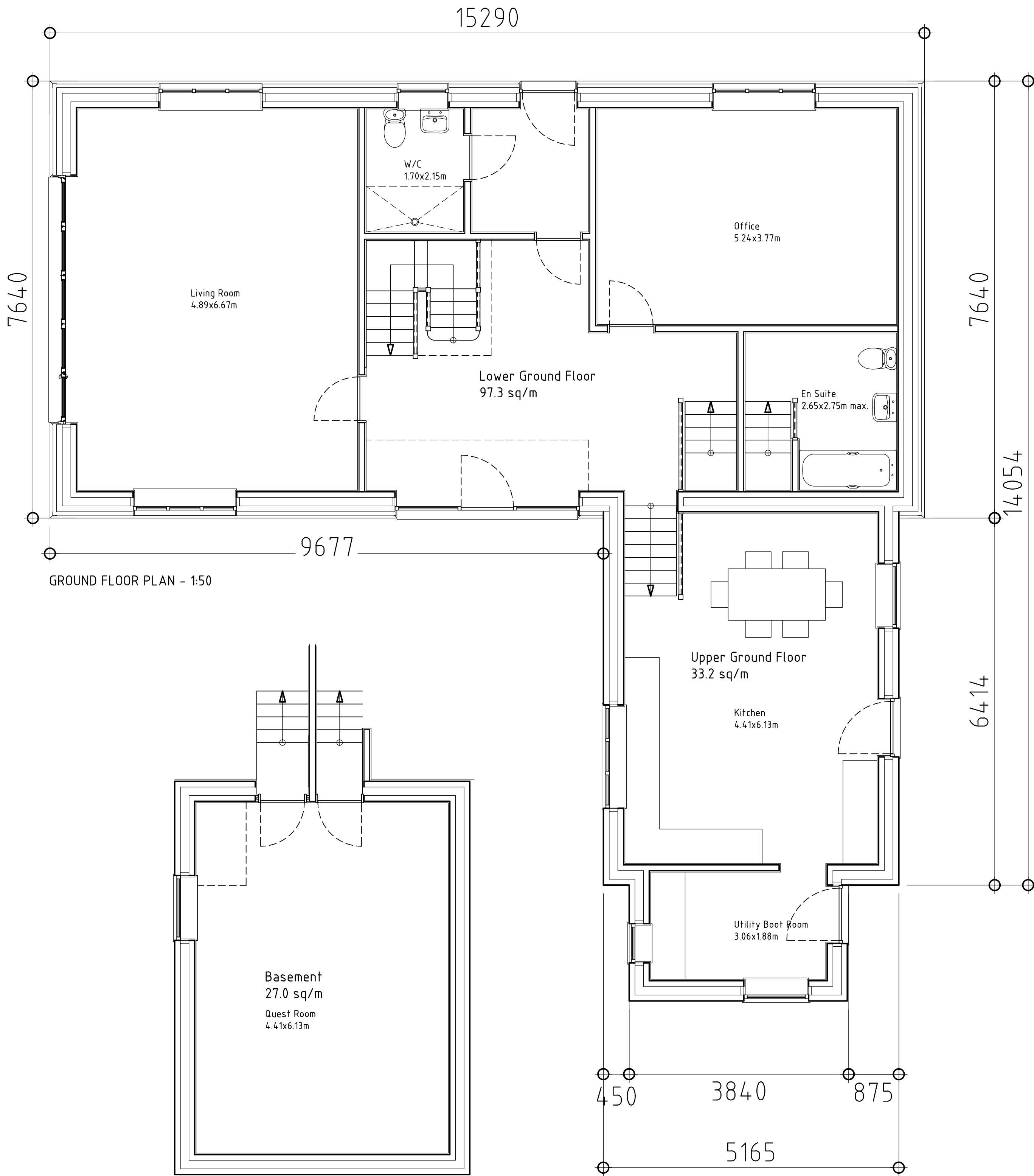
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Client			
ARAGON HOUSE STUD			
Project			
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNs & NEW STuD MANAGERS HOUSE ARAGON HOUSE STuD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN			
Drawing			
PROPOSED ELEVATIONS			
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Project No.	Drawing No.	Revision	
3684	P05		

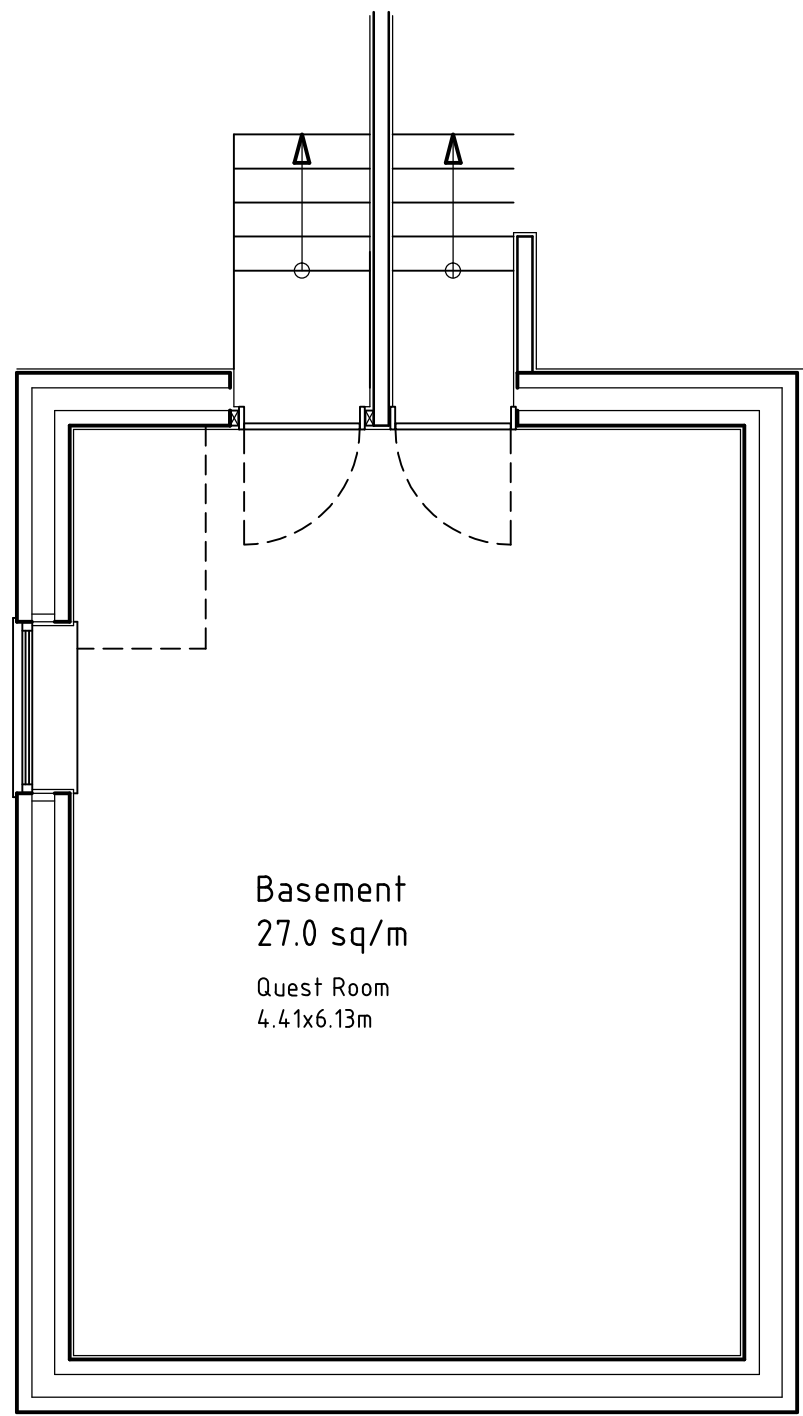
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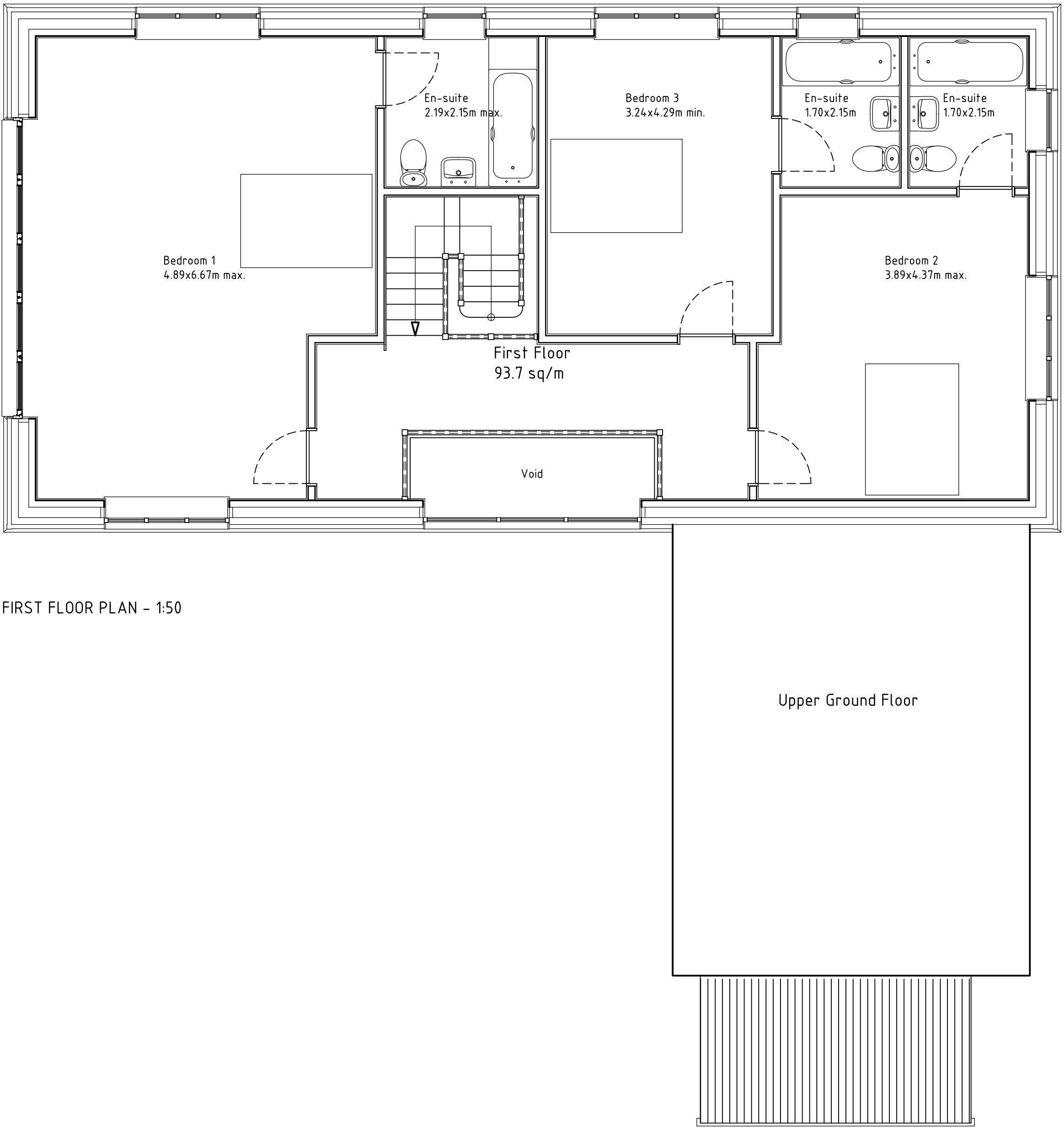
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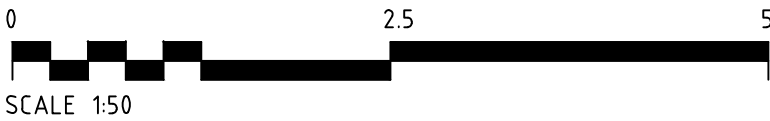
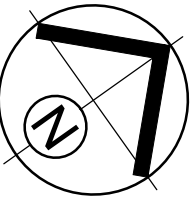
GROUND FLOOR PLAN - 1:50



BASEMENT FLOOR PLAN - 1:50



FIRST FLOOR PLAN - 1:50



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Drawing
PROPOSED PLANS - NEW DWELLING

Date	Scale	
AUGUST 2014	1:50 @ A1	
Project No.	Drawing No.	Revision
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