

DESIGN AND ACCESS STATEMENT

CONCERNING

RETROPSECTIVE APPLICATION FOR A SKILLS TRACK AND ASSOCIATED WORKS

AT

PLUMMERDEN HOUSE, PARK LANE, LINDFIELD, SUSSEX, RH16 2QS.

The Design Component

Amount of Development.

The following elements are contained in this application.

1/ Skills Track.

2/ Associated works.

The Layout

The Skills Track is located south of the existing Outdoor Arena.

The Scale

The Skills Track covers 248 sq metres in terms of area of the track.

Landscaping

N/A

Appearance

The Skills Track has a surface covering of MOT Type 1 material laid onto the direct surface, which gives the appearance of a path with small slopes to act as undulated areas on mountain paths. See image below of the Skills Track.



The Context Appraisal

The property currently comprises of 40 acres, with a substantial main dwelling and an entrance lodge.

There is a stable yard of 7 stables, storage building and an outdoor arena 40m x 20m.

The property is surrounded by Park Lane on the north and west boundaries. To the south is a neighbouring property some 500m away and to the east there are paddocks owned by the applicant.

Involvement

Request by Caroline Grist, case officer for two other applications at Plummerden House that a retrospective application is submitted for the Skills Track.

Evaluation

The construction of this Skills Track simulates downhill terrain as one would experience on a mountain bike track giving the rider the opportunity to practice in a safe environment.



The applicant trains for the Xterra series which is a particular racing series of cross triathlon (off – road triathlon) races. All the races involve an open water swim, mountain biking and trial running. The races vary widely depending on the location and terrain.

Generally, these events require a competitor to swim 1.5kilometres, ride a technical MTB (Mountain Biking) of 28 kilometres and run 12 kilometres.

This requires a level of fitness, stamina and technical ability to compete in this extremely high level of triathlon competition. To achieve the results on a continuous basis, being able to train at home on a private Skills Track will help to maintain the required fitness and technical ability.

The applicant will hugely benefit from having a private Skills Track to focus on her training schedule in her limited time frame when working around a work schedule as well.

It is proposed to plant around the Skills Track, trees which are migration for another planning application DM/25/0308. A proposed tree planting plan is attached to illustrate what is proposed.

Access Design Philosophy on the Scheme

There would no increase in traffic movements as this is solely for private use.

The site is on level ground for easy access by the disabled.

Conclusions

This is a reasonable proposal for a serious and highly competitive sportsperson, who has illustrated that they are at the top of their sport in their age group. It has no visual impact upon the surrounding environment and in fact with the tree planting proposed as migration for another application, it will benefit the surrounding natural habitat.