



Design and Access Statement

Including the Noise, Sustainability, and Ecosystems Services Statements

East Wood Farm, Albourne



Change of Use of land to Equestrian, erection of equestrian facilities including Indoor Arena, Stables, Outdoor Arena, Horse Walker, Re-surfacing of existing track, creation of a balancing / ecology pond, and provision of a soft landscaping scheme

at

East Wood Farm, Albourne

Design and Access Statement

on Behalf of

Mr & Mrs Cullum Cina

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1. Introduction

- 1.1 This is a Design and Access Statement prepared to accompany a Full Planning application for the change the use of the land to equestrian, erection of equestrian facilities to include an indoor arena, stables, outdoor arena and a covered horse walker, re-surfacing of the existing track, creation of balancing / ecology pond, associated earthworks, and provision of a soft landscaping scheme, at East Wood Farm, Shaves Wood Lane, Albourne.
- 1.2 The site is located predominantly within Mid Sussex District (all the proposed built form) and within a countryside location. The access, existing hardstanding parking area and track are sited within the South Downs National Park. The woodland to the south and east is classified as Ancient Woodland.
- 1.3 The site is part of the 120 acre land holding of East Wood Farm and is located on the western side of Shaves Wood Lane in Albourne. The site is located to the south and west of East Wood Farm House. Vehicular access is achieved via an existing gated entrance off Shaves Wood Lane and along an existing track to the fields to the west of the farmhouse.
- 1.4 The proposed site for the equestrian buildings is to the west of the existing farm yard and farm house. This land is sited within Mid Sussex District and outside the South Downs National Park. The fields have historically been used for large farm shoots. The lakes have been used for fishing.
- 1.5 To the southeast of the application site is Wickwoods Country Club and Hotel (a David Lloyd Health Club) which has seen significant expansion over the last 10 years in terms of new buildings and facilities. To the north east of the holding is Albourne Wine Estate which has seen development over the last few years.
- 1.6 This Design and Access Statement should be read in conjunction with the following documentation:
 - The plans provided by Gould Baxter;
 - The Planning Statement prepared by Kathryn Sadler of Sadler Planning;
 - The Landscape and Visual Appraisal Report and Landscape Plans provided by Trevor Furse of Furse Landscape Architects;
 - The Arboricultural Survey Report including Tree Survey Schedule and Tree Constraints Plan and the Arboricultural Impact Assessment and Tree Protection Plan by Abi St Aubyn of St Aubyn Tree Consultancy;

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- The Transport Report by Steve Reeves of Reeves Transport Planning;
 - The Preliminary Ecological Appraisal by Lucy Monday of Environmental Assessment Services;
 - The Flood Risk Assessment by Environmental Assessment Services;
 - The Lighting Strategy prepared by Furse Landscape Architects;
 - The Ecosystems Services Statement prepared by Gould Baxter.

2. Use

- 2.1 The proposals seek to change the use of the site from agricultural to equestrian use, while at the same time seeking to change the use of the field to the west of the house from agricultural to equestrian as the field will be utilised for top competition horses. The land will be used to keep, graze, ride and train the horses.

3. Amount

- 3.1 The proposals include:

- a) The construction of an Indoor Arena;
- b) The construction of stables;
- c) The formation of an Outdoor Arena;
- d) The construction of a covered Horse Walker;
- e) The re-surfacing of the existing track;
- f) The creation of a balancing / ecology pond;
- g) Associated hard and soft landscaping.

4. Layout

- 4.1 The proposed indoor arena will measure 60m by 25m and will be sited within a building measuring 68m by 26m with a ridge height of 9.3m. Two stable wings are proposed on the northwest side of the indoor arena, measuring 12.9m in width by 25.2m in length and would have ridge heights of 5.2m. Each stable wing will provide six stables, a feed store, tack / rug room and wash down / shoeing / heat lamp areas. The welfare portion of the Arena building comprises the following:
- Open plan seating area with Kitchenette;
 - Sanitary Accommodation;
 - Office Accommodation.
- 4.2 A separate isolation block of stables (Courtyard Stables) is proposed and will consist of six stables and two mare and foal boxes, feed and hay store and rug, tack and laundry room. The stable block is proposed to be built in a 'U' shape with an open courtyard and will measure 23m by 25.3m, with a ridge height of 4.4m. The layout of the stables is typical for such a stabling function, the depth of the building being determined by the stable dimensions.
- 4.3 A horse walker is proposed and this will measure 22 metres in diameter, with a ridge height of 7.3m. The structure is of the proprietary type, these being purposely designed by specialists to provide the required function. A horse walker is key to keeping stabled horses fit, healthy and moving especially in the winter when turnout in paddocks is restricted due to the wet ground conditions. The arrangement of the building is standard, allowing for the controlled movement of the horse around the horse walker.
- 4.4 An outdoor arena is proposed and this will measure 45m by 80m, with a 1.5m high post and rail fence around the periphery. The surface of the arena would consist of a sand and fibre mix by Day Equestrian. An outdoor arena of this size is required to provide enough space to create a full British Show Jumping Association (BSJA) course of show jumps with enough space for horses to land and turn safely.

5. Scale

5.1 **Site Layout**

The proposals follow a landscape-led approach, the layout and orientation of the buildings having been determined as much by the topography and existing natural features (Ancient Woodland, water bodies) , as their functional purpose. The facilities are grouped such that they are recognisably a part of the same facility, avoiding sprawl into the open fields beyond.

5.2 **Design**

First and foremost, the design of the buildings arises from their functional requirements. By its very nature, the Arena is required to be a large, open space with sufficient height to provide the right riding conditions. The two stable wings that adjoin the main Arena allow the horses stabled within to access the Arena without needing to go outside – particularly helpful when the weather conditions are unfavourable.

The courtyard Stables are of a typical rural typology, reflecting both their location and their hierarchy within the equestrian complex. The horse walker is again of a typology reflective of its functional requirements.

The design of the proposals is discussed in greater detail in Section 8, Appearance.

The hard and soft landscaping works have been detailed carefully to ensure they respect the both the proposed replacement dwelling and its topography. This aspect of the proposals is discussed in greater detail in Section 6, Landscaping.

5.3 **Sustainability**

The proposals have been designed to offer a very high level of sustainability in both their construction and their use. This aspect is discussed in detail in Section 10.

5.4 **Highways, Transport and Parking**

This application is accompanied by a Transport Report prepared by Reeves Transport Planning. The statement confirms that the proposed access onto the highway is acceptable based upon the speeds recorded by the speed survey undertaken over a number of consecutive days in October 2024.

The Transport Report also confirms that the parking provision for the proposals is sufficient for both cars and for horse boxes, where additional space is required for manoeuvring horse trailers and lorries. Sufficient space exists to enable said vehicles to enter and leave in a forward gear.

5.5 **Neighbour Amenity**

As discussed within the Planning Statement, there are no close residential neighbours to the site. Wickwoods Country Club is the nearest neighbour as they are sited to the south of the site beyond the woodland. Due to the separation distances and the established mature woodland between the sites, no direct views would be achieved of the site from Wickwoods Country Club.

Oatfield Cottage is approximately 400m to the north of the site and potential views of the site will be limited to the upper storey windows on the southern façade of the dwelling. These views will be filtered by mature hedgerows and oak trees. Due to the separation distances and the intervening screening, it is not considered that the proposal would adversely impact their residential amenities. Mature woodland screens views in all other directions.

6. Landscaping

- 6.1 The design for the proposal has been landscape-led, and the application submission is accompanied by a detailed Landscape Visual Impact Assessment, as well as a comprehensive planting plan, both prepared by the Landscape Architect. The planting plan includes:
- The wider fields seeded with Emersgate EG4 Meadow Grass Mixture for Clay Soils;
 - The grassed banks and areas around the pond will be seeded with Emersgate EM4 Meadow Mixture for Clay Soils;
 - The areas around the horse walker, planting beds to the north west of the indoor area, within the central courtyard of the isolation stable block and to the entrance of the indoor arena will be planted with native and ornamental species shrub and ground cover planting mixes;
 - A new native species hedge with scattered feathered trees will be planted along the northern edge of the access track, to the north of the outdoor arena and to the north of the proposed ecology pond;
 - The edge of the pond will be seeded with Emersgate EP1 pond edge mixture which contains wild flowers and grasses suitable for sowing in wet margins of ponds;
 - The reed bed for water filtration will consist of Common Reed and and Reedmace (Bullrush);
 - The rain garden areas will consist of species such as Guelder Rose, Dogwood, Veronicastrum, Helleborus, Bugle, Inula, Eupatorium, Iris, Garlic and Onion Allium, Juncus, Panicum, Osmunda and Dryopteris;
 - New woodland planting is proposed to the south east corner of the field and the planting is to achieve the objective of a NVC W10 (Quercus robur – Pteridium aquilinum – Rubus fruticosus woodland) mix of species with area seeded down with Emersgate EW1 woodland mixture;
 - Structural tree planting 10/12 cmg and 14/16 cmg 3m to 4m high species; and
 - Focal point tree planting 20/25 cmg up to 6m high species to include Acer campestre, Carpinus betulus, Field Maple and Hornbeam.
- 6.2 The detailed landscaping proposals identify how the proposals preserve and protect the existing key landscaping features, including the lakes and the adjacent Ancient Woodland.
- 6.3 Rain gardens are strategically located adjacent to hard surfacing and the periphery of the menage thereby directly intercepting any surface and subsurface run-off and controlling its flow and eventual discharge into the balancing pond and its peripheral reed bed. The planting within the rain gardens will provide some attenuation and filtering of the water flows.

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- 6.4 The detailed landscaping proposals that accompany the application also include comprehensive details of the hard landscaping, and how this has been specified to be functional while remaining sensitive to its rural setting.

7. Noise Statement

- 7.1 As the application falls partially within the boundaries of the SDNPA, the submission is required to be accompanied by a noise assessment.
- 7.2 The proposals will not have an impact upon noise levels since the site is well hidden and screened within its setting. The equestrian use is not one that typically generates a great deal of noise as this is not favourable to the welfare of the horses. The use does not therefore give rise to noise outputs above those to be expected in such a rural setting. The proposed Arena, Stabling, and Horse Walker, are all set a considerable distance from the Client's residential property, and further still from the next nearest residential property.

8. Appearance

- 8.1 The proposed equestrian facilities, by virtue of their traditional materials and careful detailing, are able to demonstrate a high standard of design quality.
- 8.2 The proposed indoor arena will have vertically-fixed charred timber cladding in Smoke Grey to the external walls sat upon on a brick plinth, beneath pre-insulated corrugated Kingspan sheets in anthracite to the pitched roof. The stable wings will be finished with the same aforementioned materials to provide a harmonious appearance, and one that is most respectful of its setting with the backdrop of the woodland.
- 8.3 The proposed horse walker will measure 22 metres in diameter, with a ridge height of 7.3m. The external walls of the structure will consist of vertically-fixed charred timber cladding in Smoke Grey with a pre insulated corrugated Kingspan roof in anthracite, all to match the Arena building.

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- 8.4 The façade treatment of the proposed courtyard Stables is functionally-appropriate, with the same cladding, brick plinth walls, and roof sheeting as the other buildings. The simple windows will have stained softwood timber frames with either plain glazing or louvred openings. The opening doors, as detailed on the elevations, will be framed, ledged and braced timber doors, finished to match the cladding. The oversailing roof to the inner yard will be supported on oak timber beams supported upon oak timber posts with curved brackets. The oak timber posts will be sat upon brick stools.
- 8.5 The proposals have been designed to create a unified appearance, of an equestrian facility conceived as a whole entity rather than one that has evolved in a piecemeal fashion over time. Such a landscape-led design concept is more appropriate and respectful of its rural setting.

9. Access

- 9.1 The equestrian functions of the Arena, Stabling, and the Horse Walker mean that access has been considered for horses with their rider. The proposals therefore fulfil such requirements, having been developed in conjunction with experts in that field.
- 9.2 The accommodation portion provides level threshold access, and ensures that access throughout its ground and first floors will be compliant with the relevant requirements of Approved Document M.

10. Sustainability

- 10.1 The proposals afford great opportunity to create a development with exceptional sustainability credentials, primarily through its low energy use. A combination of passive and active measures have been built into the design to reduce its energy use, as follows:
- a) The thermal performance of the new building fabric will greatly better the standards required by Approved Document L of the Building Regulations. This will be achieved through a combination of enhanced thermal insulation provision to the walls, roofs and floors, as well as limiting air permeability and designing out thermal bridges as far as is reasonably practicable.

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- b) The buildings envelope has been designed to use solar gain, while at the same time introducing architectural elements such as oversailing soffits to prevent overheating.
 - c) It is proposed to install high performance double-glazed windows and doors with gas-filled cavities, formed in thermally-broken aluminium frames, to offer thermal performance that improves greatly on the standards required in the Building Regulations;
 - d) Water usage throughout the proposals will be reduced to levels below the standards required by the Building Regulations, through the installation of flow reducing / aerating taps, and low-flush cisterns. The proposed installation of a centralised rainwater harvesting system will collect rainwater from the new roofs and hardstanding areas, storing it ready for its treatment and re-use.
 - e) The space heating, of the buildings will be covered by a heat pump system providing both hot water and space heating.
 - f) Low energy lighting will be installed throughout the proposed building and externals, further reducing electricity use.
 - g) It is proposed to use local materials and employ local tradespersons, where possible, to carry out the building works.

11. Ecosystems Services Statement

- 11.1 Applications for development within the SDNP must be accompanied by an Ecosystems Services Statement, demonstrating compliance with policy SD2 of the SDNP Local Plan. Proposals must demonstrate that they will have a positive impact on the natural environment. Such positive impacts will be achieved through a well-considered approach to the design. The full wording of policy SD2 is as follows:

Core Policy SD2: Ecosystem Services

1. Development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services. This will be achieved through the use of high quality design, and by delivering all opportunities to:
 - a) Sustainably manage land and water environments;
 - b) Protect and provide more, better and joined up natural habitats;
 - c) Conserve water resources and improve water quality;
 - d) Manage and mitigate the risk of flooding;
 - e) Improve the National Park's resilience to, and mitigation of, climate change;
 - f) Increase the ability to store carbon through new planting or other means;
 - g) Conserve and enhance soils, use soils sustainably and protect the best and most versatile agricultural land;
 - h) Support the sustainable production and use of food, forestry and raw materials;
 - i) Reduce levels of pollution;
 - j) Improve opportunities for peoples' health and wellbeing; and
 - k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.
- 11.2 The proposals have been sensitively conceived and, in accordance with policy SD2, the following factors have been taken into consideration (reference is made only to the relevant parts of the policy):
 - A. The proposals will include rainwater harvesting in the form of a centralised tank to provide water for washing down, the irrigation of plants, and cleaning. The foul water will discharge to a Reed Bed filtration area adjacent the manage. Treated liquor from the Bio-Digester will be directed into the Red Bed for further natural treatment before being discharged into the balancing pond where peripheral Reeds and Marginal planting will provide additional filtration and dilution of liquor.

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- B. The proposals are accompanied by numerous ecology reports to confirm that the proposals are sensitive to existing habitats. The proposals also achieve a Biodiversity Net Gain score that exceeds the statutory 10%;
 - C. Refer to item A, above;
 - D. Refer to item A, above. The proposals provide additional capacity for the storage of surface water, and it is demonstrated within this submission that the greenfield run-off rates are not exceeded;
 - E. As explained within Section 10 of this statement, a number of active and passive measures will be included to reduce the energy use of the facility. These measures include high levels of insulation, the provision of glazing to generate heat through solar gain, and the use of renewables for providing the space heating and hot water requirements;
 - F. The landscaping proposals demonstrate how new planting has been incorporated into the scheme, and how along with the provision of a new balancing pond, the proposals achieve a Biodiversity Net Gain score that exceeds the statutory 10%;
 - I. As described within the Planning Statement and Drainage Strategy, the proposals incorporate reed beds to naturally filter the effluent arising from the equestrian use, as opposed to a packaged treatment plant that would consume electrical energy and require ongoing maintenance, resulting in only clean water entering the balancing pond;
 - J. The proposals will improve opportunities for people's health and wellbeing, as the proposals will enable the Applicants and their son to keep and train their own show jumping horses at their own property;
 - K. The ability to provide the equestrian facilities on their own land will afford them to access to the natural resources (countryside) that contribute to the special qualities of the National Park.

12. Conclusion

- 12.1 The proposed equestrian facilities are of a sensitive, landscape-led design, of a scale commensurate with their function and rural setting. To summarise:
- a) The proposed buildings are of a high standard of design quality, incorporating traditional local materials of brick and timber;
 - b) The proposed buildings are of a design and scale that is sensitive to their rural setting;
 - c) The proposals will not have any detrimental impact upon the amenity of the neighbouring properties;
 - d) The proposals will not have an adverse effect on the Dark Night Skies.