

DESIGN, PLANNING AND ACCESS STATEMENT

CONCERNING

**CONSTRUCTION OF AMERICAN BARN, HORSE WALKER, OUTDOOR ARENA,
STORAGE BARN 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/ American Barn.
- 2/ Erection of a horse walker.
- 3/ Outdoor Arena.
- 4/ Storage Barn.
- 5/ Associated works.

The Layout

The proposed American Barn will be located upon the existing outdoor arena site with the proposed Horse Walker adjacent on the northern side.

The proposed Outdoor Arena will be located to the east of the proposed American Barn.

The proposed Storage Barn will be located adjacent to the proposed Indoor Arena to the east side.

The Scale

The proposed American Barn will have a footprint of 477.84 sq metres with a maximum ridge height of 6.03m.

The proposed Horse Walker will have a diameter of 16m and therefore a footprint of 201 sq metres.

The proposed Outdoor Arena will be 60m x 30m.

The proposed Storage Barn will have a footprint of 96 sq metres with a maximum ridge height of 5.586m.

Landscaping

The site is well screened with existing woodland to the west and south and well established trees and hedging to the north and east.

Appearance

The proposed American Barn will be constructed of steel stanchions with timber glulam internal beams. The external elevations will be of render concrete panels to 1.2m in height from ground level with larch timber clad elevations above under a Anthracite coloured steel profile roof with a light ridge and the gables will be fully hipped.



American Barn of similar style

The proposed Horse Walker will be constructed of a galvanised steel frame with timber inset boards under a half roof. See image below of a similar horse walker.



The proposed Outdoor Arena will be using the new Noviun Fibre surface which is the first and only plastic free, non – toxic, natural fibre blend which won the Best Sustainable Product Award at the London Horse Show. See image below of colour and texture.



Outdoor Arena without a fence which shows how it can be blended into the surrounding environment.

The proposed Storage barn will be constructed of a galvanised steel frame construction with larch external cladding under a Anthracite coloured steel profile roof. Similar style of storage barn is shown below.



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

There has been no pre involvement with this application.

Evaluation

The existing equestrian facilities comprise of a 30-year-old stable block comprising of 7 stables with a tack room and outdoor arena 40m x 20m.

The stables are of substandard condition with the roof being patched with roofing felt. Also, these stables are of a size which is too small for the

intended dressage horses as per the British Horse Council guidelines.

The primary proposed horses for the new equestrian facilities are young dressage horses aimed for the high-level competitions that are currently located in Holland. However, the applicant wishes to keep the horses and train at home, now that they have the opportunity to develop new facilities at home. This will bring rural job opportunities to the area and transfer the direct jobs in Holland to the UK.

The applicants' horses currently based in Holland with a dressage trainer, are young horses being brought through the lower grades after undertaking their preliminary training in an appropriate equestrian facility.

There are five horses ranging from 4 years old to 6 years old, who are ready for their next stage in training with the aim to develop them into top class horses, if they have the ability to progress at each stage. Currently, they are at the Medium to Advanced Medium levels of dressage. The aim is to develop these horses through to the higher levels of dressage which are Advanced, Prix St George, Intermediate I, Intermediate II and Grand Prix.

These horses were purchased in Holland and are either Dutch Warmblood /KWPN or German breed horses, who come from well-known dressage bloodlines. These young horses come from bloodlines with proven success at the higher levels of dressage.

In addition, the applicants' children ride and have their own ponies which will benefit from this new facility and they are at the age of starting to enter competitions of their own. They have four lessons a week from a private trainer and it is expected that they will progress well through the child ranks of competition.

Equestrianism is in the family and the applicant is keen to support her children, as they progress and get older to compete at a higher level.

The proposed American Barn to be located on the existing outdoor arena site, so that existing developed land is used, will comprise of 10 stables, tack room, feed room, 2 x wash down bays, laundry room and a toilet.

The stables will be 4m x 3.8m with a 4.2m central walkway which proves a safe environment for both the horse and people to work in.

The described areas above within the American Barn will provide every required element that a serious private competition yard requires to maintain the highest standards for competition horses at the top of their sport.

The proposed Horse Walker at 16m in diameter will be located adjacent to the proposed American Barn. It will comprise of a steel frame with timber inset panels under a steel profile half roof. The proposed Walker will be sunken into the ground, so that from the northern side, it will appear only slight out of the ground and therefore hidden and on the southern side be at the same ground level as the proposed American Barn. The Walker will allow another exercise option for the dressage horses and children's ponies, including warming up before training and cooling down

afterwards which is good practice. As well as, when the weather restricts outdoor riding because of freezing conditions.

The proposed Outdoor Arena at 60m x 30m, allows for a dressage arena of 60m x 20m to be laid out within it or for the arena to be used as a whole for jumping lessons. The arena will have a waxed sand surface which will have a watering system to ensure that the correct riding surface is always available.

The proposed outdoor arena will have grass up to the retaining boards, so that it will blend into the surrounding environment. There will be an access track from the proposed American Barn to the arena and the surrounding turnout paddocks.

The proposed Storage Barn will provide storage for bedding, hay and feed storage along with the arena maintenance equipment. Its location should be away from the American Barn for fire safety reasons, which is good facility planning to ensure safety of both horses and people. Additionally, this location means the arena maintenance equipment is close to both the outdoor and indoor arenas.

Equestrianism plays a significant part in supporting rural economies via direct or indirect use of goods and services. Also, it supports rural employment not just equine jobs but also agriculture, local shops and services. The equine industry is worth a total of £7bn via goods and services to the UK economy. (Source – British Horse Industry Confederation).

The British Equestrian Federation produced a report called "Facilities Strategy for Equestrian Sport and Recreation" which lays out certain requirements that are currently lacking in the UK. The continued investment is primarily by private individuals with a passion for equestrian sport that needs to be supported.

Access Design Philosophy on the Scheme

There would be little increase in traffic movements as this is solely for private use and the number of stables is only increasing from 7 to 10.

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

Conclusions

This is a reasonable proposal for an established private yard which has come to the end of its useful life and the applicant wishes to base her competition dressage horses with her at home instead of in Holland. Therefore, the equestrian facilities need to be up graded to accommodate her competition horses. So that they can be trained at home and be developed and prepared for higher level competition.