



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Planning Statement

re

Proposed Sand school (manege)

at

**Little Walstead Farm
East Mascalls Lane
Lindfield
West Sussex RH16 2QJ**

**On behalf of
Mrs Diana Johnson**

Prepared by:
Batcheller Monkhouse
No.1 London Road
Tunbridge Wells
Kent
TN1 1DH

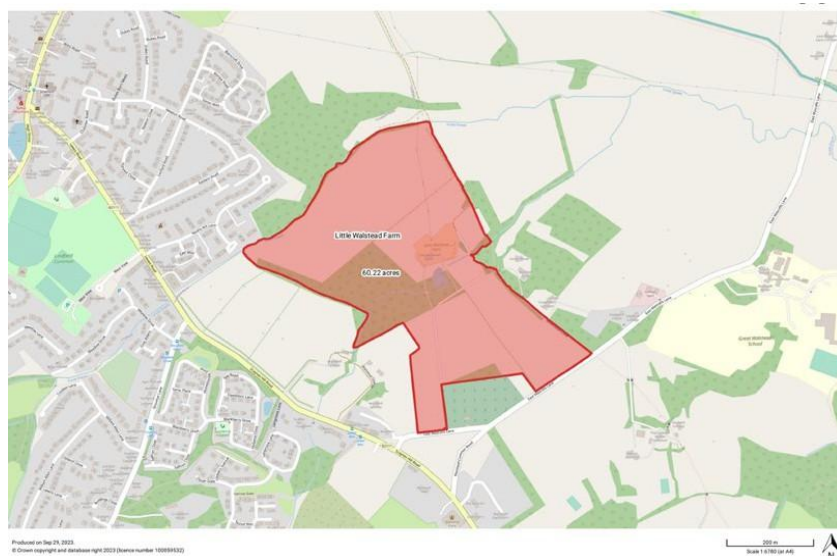
June 2025

CONTENTS

<u>1</u>	<u>INTRODUCTION.....</u>	<u>3</u>
<u>2</u>	<u>THE PROPOSAL.....</u>	<u>4</u>
<u>3</u>	<u>PLANNING POLICY ANALYSIS.....</u>	<u>5</u>
<u>4</u>	<u>SUMMARY AND CONCLUSION</u>	<u>7</u>

1.0 INTRODUCTION

- 1.1 This statement is submitted on behalf Mrs Diana Johnson to support a planning application seeking permission to construct a sand school (manege) at her property Little Walstead Farm, East Mascalls Lane, Lindfield, West Sussex RH16 2QJ.
- 1.2 The application site lies to the north of a group of farm buildings within a working livestock farm of approximately 60 acres as indicated on the OS map extract, below, and the submitted location plan.



- 1.3 In addition to the land itself, the farm contains an extensive range of farm buildings, a traditional Sussex barn, a cattle yard and stabling for 10 horses (photograph below).



1.4 The farmhouse is Grade II* listed. The Official list entry reads:

List Entry Number: 1354878

Date first listed: 28-Oct-1957

List Entry Name: Little Walstead Farmhouse, Scamps Hill

District: Mid Sussex (District Authority)

Parish: Lindfield Rural

National Grid Reference: TQ3561925022

Details

1. 5405 TQ 32 NE 12/332 28/10/57

*Lindfield Rural, Scamps Hill, Little Walstead Farmhouse II**

2. C16 or earlier timber-framed building with plaster and some painted brick infilling. Close-studding under the eaves. Horsham slab roof. Casement window. Gabled projection of 3 storeys forming a porch on ground floor.

Two storeys. Four windows.

Listing NGR: TQ3561925022

1.5 The following documents accompany the planning application.

- The application form.
- The CIL questions form.
- Ecological Impact & Biodiversity Net Gain Assessment.
- The statutory biometric calculation.
- Drawing numbers 306.25.01 V2 (elevations and plans) and 306.25.02 V2 (location and site plans).

2.0 THE PROPOSAL

2.1 The proposed development is the construction of an all-weather sand school (manege) measuring 50m x 25m to be surfaced in a mix of fibre and sand, contained within a perimeter 1.3m high timber post and rail fence. Details are shown on the submitted drawings.

2.2 The manege is for the applicant's private use as a competitive show jumper and eventer and of a size commensurate with the number of stables at the farm.

- 2.3 Little Walstead Farm lies to the east of the village of Lindfield, outside both the defined settlement boundary and the AONB. The manege is to be constructed on poor quality land shown to be within Flood Zone 1 (low risk of flooding) on the Flood Map for Planning.

3 PLANNING POLICY ANALYSIS

- 3.1 Planning law requires that planning applications are to be determined in accordance with the Development Plan, which in this instance comprises policies within the Mid Sussex District Plan (2018) and the National Planning Policy Framework 2024.
- 3.2 They key issues in this instance are understood to be:
- The principle of development.
 - Design and Character.
 - Impact on neighbour amenities.
 - Flood Risk and Drainage.
 - Ecology and Biodiversity Net Gain.
- 3.3 These issues need to be assessed against the relevant District Plan policies which have been identified as:
- DP12 - Protection and Enhancement of Countryside.
 - DP26 - Character and Design.
 - DP38 - Biodiversity.
 - DP41 - Flood Risk and Drainage.
- 3.4 The principle of granting planning permission for a private manege associated with the equestrian use of a rural property is well-established both locally and nationally. This is a small-scale development which is appropriate in its rural location. It does not generate any additional traffic, nor does it impact on adjoining residential amenities. In design terms, its appearance is typical of those that have been approved by many LPA's (including Mid Sussex) over many years.

3.5 The key issues are relevant to the following District Plan policies:

- **Policy DP12** (Protection and Enhancement of Countryside) which states that the Council seeks *"to protect the intrinsic character and beauty of the countryside, with development permitted provided that it maintains or where possible, enhances the quality of the rural and landscape character of the district....."* Although the proposal is not strictly designed for an agricultural purpose it would nevertheless protect the intrinsic character and beauty of the countryside, which is the core objective of Policy DP12, and in doing so satisfy **Policy DP24** which supports developments that provide new and/or enhanced leisure facilities.
- **Policy DP26** (Character and Design) which states: *"All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside"*. The manege is of a size and design which is appropriate to its setting and in proportion to the number of stables it will serve. It is significantly distanced from the Grade II* listed farmhouse and separated from it by the traditional farm buildings and stables. It therefore has no impact on the setting of the listed building. It is considered that the proposal reflects the rural character of the area and in keeping with the character of Little Walstead Farm.
- **Policy DP41** (Flood Risk and Drainage) is not engaged as the site is outside Flood Zones 2 and 3. Rainwater water will be channelled into soakaways in accordance with established practice.
- **Policy DP38** (Biodiversity) has been considered against the statutory requirement that a development must show at least a 10% biodiversity net gain. The submitted Ecological Impact & Biodiversity Net Gain Assessment which is based on the Biometric Calculation (May 2025) shows how that is to be achieved in Section 5.2. To summarise, *"to compensate for the loss of the grassland, 0.21ha of the remaining modified grassland will be enhanced to moderate-condition neutral grassland"* and *"to meet the linear BNG obligations, approximately 67m of new native hedgerow (in moderate condition) will be established alongside the newly created neutral grassland to delineate it"*. The

BNG assessment concludes in relation to Great Crested Newts that *“the development is not expected to impact any hibernation or sheltering habitat for GCN, and the Natural England rapid risk assessment tool indicates no offence with the implementation of precautionary mitigation measures. As such, precautionary mitigation measures are considered sufficient to avoid harm or disturbance to GCN (and reptiles) during the construction phase”*. Implementation of these recommended precautionary measures can be secured through condition.

3.6 The National Planning Policy Framework 2024 equally supports this proposal, particularly in the following paragraphs:

- 12 (Presumption in favour of sustainable development).
- 39 (Decision makers being obliged to approve sustainable developments).
- 88 (Enabling sustainable rural leisure developments).
- 124 (Making effective use of land).
- 193 (Biodiversity).

4 SUMMARY AND CONCLUSION

4.1 This application seeks planning permission for a menage to be used for private purposes only on a farm which includes a block of 10 stables and a range of farm buildings within its 60 acres of land.

4.2 For the reasons stated above, the proposal is considered to accord with relevant policies within the Mid Sussex District Plan and the NPPF.

4.3 The development provides significantly more than the statutory 10% BNG requirement.

4.4 The Council is invited to conclude that planning permission should be granted in respect of this proposed development.

David Campion

DAVID CAMPION MRICS FBIAC

June 2025