



PLANNING STATEMENT

EAST WOOD FARM
SHAVES WOOD LANE
ALBOURNE
WEST SUSSEX
BN6 9DY

CHANGE OF USE OF LAND TO EQUESTRIAN AND ERECTION OF
EQUESTRIAN FACILITIES INCLUDING INDOOR ARENA, STABLES,
OUTDOOR ARENA AND HORSE WALKER FOR PRIVATE
EQUESTRIAN USE. RE-SURFACING OF EXISTING TRACK, CREATION
OF BALANCING / ECOLOGY POND, ASSOCIATED EARTHWORKS
AND PROVISION OF A SOFT LANDSCAPING SCHEME

Client: MR AND MRS T CULLUM CINA

DECEMBER 2024

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1.0 Introduction

- 1.1 Sadler Planning is instructed by Mr and Mrs Cullum Cina to submit a planning application for the change the use of the land to equestrian, erection of equestrian facilities which includes 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.
- 1.2 This Planning Statement has been written by Kathryn Sadler BA (Hons) Dip TP MRTPI who has over 20 years experience of working as a Town Planner within local authorities and private practices within the southeast.
- 1.3 The Planning Statement should be read in conjunction with:
- The Plans provided by Matthew Comber of Gould Baxter Associates,
 - The Landscape and Visual Appraisal and Landscape Plans including Lighting Strategy 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 Method Statement by Abi St Aubyn of St Aubyn Tree Consultancy,
 - The Transport Report by Steve Reeves of Reeves Transport Planning,
 - The Preliminary Ecological Appraisal and BNG Metric and Details by Lucy Monday of Environmental Assessment Services,
 - The Flood Risk Assessment by Environmental Assessment Services,
 - The Ecosystems Services Statement prepared by Gould Baxter Associates, and
 - The Noise Statement prepared by Gould Baxter Associates.

2.0 The Proposal and Background

- 2.1 This planning application seeks to change the application site to equestrian use and erect an indoor arena, stable blocks, a covered horse walker and an outdoor arena in connection with East Wood Farm. The re-surfacing of the existing track, creation of a balancing / ecology pond, associated earthworks and provision of a soft landscaping scheme are also proposed.
- 2.2 This planning application seeks 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.
- 2.3 An indoor arena measuring 60m by 25m is proposed and this would be sited within a building measuring 68m by 26m with a ridge height of 9.3m. This building would have vertical charred timber cladding in Smoke Grey to the external walls located on a brick plinth and pre insulated corrugated Kingspan sheets in anthracite to the roof. An indoor arena is required in order to train the horses within the wetter, winter months when the weather prevents training outside.
- 2.4 Two stable wings are proposed on the northwest side of the indoor arena. These stable wings would measure 12.9m in width by 25.2m in length and would have ridge heights of 5.2m. The stable wings would have vertical charred timber cladding in Smoke Grey to the external walls located on a brick plinth and pre insulated corrugated Kingspan sheets in anthracite to the roofs. Each stable wing would provide six stables, a feed store, tack / rug room and wash down / shoeing / heat lamp areas. One stable wing would be utilised by the Applicant's and their son for their family horses and the other stable wing would be utilised by their international trainer's horses. Both stable wings would provide stabling for professional competition / show jumping horses which will range in ability from British Novice level up to Grand Prix level.
- 2.5 A separate isolation block of stables (Courtyard Stables) is proposed and would consist of six stables and two mare and foal boxes, feed and hay store and rug, tack and laundry room. The stable block would be built in a 'U' shape with an open courtyard, measuring 23m by 25.3m and have a ridge height of 4.4m. The building would have vertical charred timber cladding in Smoke Grey to the walls located on a brick plinth and pre insulated corrugated Kingspan sheets in anthracite to the roof. The separate stable yard is required for new horses that need to be quarantined when they first arrive, for horses that need to be isolated due to health issues, for mares with foals at foot, young stock or for visiting horses.
- 2.6 A horse walker is proposed and this would measure 22 metres in diameter and would have a ridge height of 7.3m. The external walls of the structure would consist of vertical charred timber cladding in Smoke Grey with a pre insulated corrugated Kingspan roof in anthracite. 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.
- 2.7 An outdoor arena is proposed and this would measure 45m by 80m with a 1.5m high post and rail fence around the perimeter. A native hedge would also be planted along the northern side of the arena. 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.

- 2.8 The existing track between the hard surfaced farmyard and the proposed site for the buildings would be re-surfaced using the 'no-dig' technique. The existing surface material is to be carefully removed and the exposed formation lightly de-compacted by hand with a fork prior to a geotextile membrane being laid over the formation. The geotextile membrane will contain fill, a three dimensional cellular confinement system (such as Geoweb) will be placed on the membrane, it will be filled with no fines aggregate with another geotextile membrane on top, finished with ULTIPOROUS (porous tarmac type product) as a hard wearing top course laid in accordance with the manufacturers recommendations.
- 2.9 The yard area will consist of porous block paving in a natural grey colour with rubberised safety block paving walkways between the stables, outdoor arena and horsewalker. The existing farm yard / track area (outside the ancient woodland and buffer) would be surfaced in porous tarmac (ULTIPOROUS).
- 2.10 A balancing / ecology pond is proposed and this would measure approximately 37m by 58m and be connected to a reed bed which would be used for water filtration to the south of the outdoor arena. The reed bed would be planted with Common Reed *Phragmites australis* and Reedmace (Bullrush) *Typha latifolia*. The edge of the pond would be seeded with Emorsgate EP1 pond edge mixture which contains wild flowers and grasses suitable for wet margins of ponds.
- 2.11 A comprehensive planting plan has been proposed by the Landscape Architect and this 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 Emorsgate EM4 Meadow Mixture for Clay Soils;
 - The areas around the horse walker, to the north west of the indoor arena, 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 Reedmace (Bullrush);
 - The rain garden areas will consist of species such as Guelder Rose, Dogwood, Veronicastrum, Helleborus, Bugle, Inula, Eupatorium, Iris, Garlic and Anion 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 the area seeded down with Emorsgate 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.

2.12 The proposal will have exceptional sustainability credentials. 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 built fabric would 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.
- b) The buildings have 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 where suitable, to offer thermal performance that improves greatly on the standards required in 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 rainwater harvesting system will collect rainwater from the new roofs and store it ready for its treatment and re-use.
- e) The space heating, of the buildings will be covered by a ground source heat pump system providing both hot water and space heating.
- f) Low energy lighting will be installed within the proposed buildings 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.

2.13 The foul drainage design works on the basis of collecting foul water from the toilets / sinks and directing the water to a Bio-Digester system located to the west of the isolation stables adjacent to the deposited Reed Bed filtration area adjacent to the outdoor arena. 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. An additional overflow connection to the balancing pond, via the Reed Bed out flow pipe is proposed, to allow the Reed Bed to be isolated from the foul drainage system during periods of maintenance of the reed bed.

2.14 The rainwater harvesting system will utilise roof run-off water which will be directed to a central tank which will allow water intensive activities such as washing down, watering plants and cleaning to be supported by harvested rainwater. Once water is collected in the underground water tanks, it will be directed to external taps via an underground pump chamber which will allow for sediment filtration and treatment of the harvested water prior to being distributed as a non-potable water system.

- 2.15 All water that falls on the hard surfaces within the courtyard will be captured using porous block paving and the addition of surface water gullies to take collected excess water off into either the adjacent individual rain gardens or directly to the main reed bed via a series of silt traps. The reed bed pollution control valve will enable the surface water system to be isolated if a spillage of petrochemical or other toxic material occurs.
- 2.16 Rain gardens are strategically located adjacent to hard surfacing and the periphery of the outdoor arena 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.
- 2.17 This system is provided to ensure that the current green field run-off rates are not exceeded which have been estimated using the HR Wallingford Runoff tool:

Greenfield runoff rates		Default
QBAR (l/s):		13.48
1 in 1 year (l/s):		11.46
1 in 30 years (l/s):		31.01
1 in 100 year (l/s):		43.01
1 in 200 years (l/s):		50.42

- 2.18 Discharge from the balancing pond will be through a flow control device such as a hydro break to control peak flow rate discharge into the existing northern pond. This pond is directly linked to the adjacent larger fishing pond on the adjoining land with its outfall running northwards via a tributary of the River Adur.
- 2.19 The pre-application submission originally sought to demolish some of the existing farm buildings on site, but advice from the South Downs National Park Authority (the barns are within the SDNPA) was that they would prefer it, if these buildings could remain and be re-purposed as they are sited within the ancient woodland or the 15m buffer and their removal would cause harm to the soils within the ancient woodland.
- 2.20 Since receiving Pre Application feedback, the Equestrian Spa / Storage building and four all-weather turnout paddocks have been removed from the proposal. Storage for hay and stable bedding, storage of tractors, machinery and tools and a farm workshop would be provided by the existing barns within the farmyard. Therefore, they are not part of this planning application.
- 2.21 The scheme has been amended substantially to accord with the comments received within the Pre Application responses from both Mid Sussex District Council (MSDC) and the South Downs National Park Authority (SDNPA). Amendments include:

- Removal of the equestrian spa / storage building;
- Removal of the all weather turnout paddocks;
- Repositioning the indoor arena, courtyard and stable blocks on a southeast northwest alignment which responds positively to the existing topography of the site;
- The reduction in height of the new buildings within the landscape, by placing them on a single level plateau at 35.5 AOD;
- The indoor arena and horse walker would be set 1.5m – 2m into the existing land levels which reduces their overall height significantly;
- The indoor arena would be tucked into the corner of the plateau and takes advantage of the ancient woodland backdrop for potential visual receptors from the north;
- The outdoor arena would be set down below existing land levels with a native hedge planted to the north side to help screen the surfacing;
- The indoor arena and separate stable block would appear as a traditional historic form of stable / coach house arrangement;
- Removal of hard gabion walls and their replacement with soft grassed banks around the indoor and outdoor arenas;
- Provision of native species ground cover, wildflower meadows, woodland, native trees and hedgerows;
- A new ecology pond; and
- Buildings that are utilitarian in character with rural materials and earth tones.

Background / Applicant's Need for the Equestrian Facilities

- 2.22 The Applicants are looking to create an equestrian complex at their property, East Wood Farm. The Applicants would reside within East Wood Farm House and the equestrian facilities would be provided on the land to the west of the house. East Wood Farm consists of 120 acres of pasture, woodland and lakes.
- 2.23 Mrs Abi Cullum Cina (the Applicant) and her son both own and ride show jumping horses. The Applicants currently rent equestrian facilities locally for their horses but are looking to construct purpose built facilities at their own property.
- 2.24 The Applicant's son is a competitive up and coming show jumper who's current horses have taken him from British Novice (90cm) to jumping Foxhunter (1.20m). He is training weekly with Joe Clayton and Charlotte Platt (International Showjumpers). This year he has competed in National Affiliated Shows, represented Hurstpierpoint College School Team at a NSEA Show where he was part of the winning team (see Appendix B for Press Article) and has competed in his first UK International shows.
- 2.25 He started this year jumping Newcomers at 1.10m and has now stepped up to 1.25m classes. He has purchased three new horses since the summer and is progressing up the classes with them. He competed with two of his horses at his first international show at Bolesworth International in June and in August competed at Chepstow International where he jumped clear every day in the 1* bronze tour and was double clear and placed in his Grand Prix.
- 2.26 He is booked to do a month at the Mediterranean Equestrian Tour (MET) at Centro Ecuestre in Oliva, Valencia (Spain) in March 2025 where he will be competing in the young horse

classes and the 1.20m - 1.30m classes. These are international showjumping competitions (Spring MET) with competitors from all over the world. This show is a 4 star show where the worlds best riders compete for 3 - 7 weeks. At the end of his time competing in Spain, the aim will be to have him and his horses competing consistently at 1.30 level.

- 2.27 He is looking to compete for Team GB within their Junior Team and must be jumping a minimum height of 1.40m. As he gets older he would then look to be selected for the Young Riders Teams (aged 16 – 21) and must be jumping a minimum height of 1.45m. The ultimate aim is the under 25's at the London Excel Horse Show.
- 2.28 The aim is to get the Applicant's son to a level where he could be selected to undertake the Step up to Gold programme through the BSJA (British Show Jumping Association). The programme runs annually and is funded by Sport England. It supports riders aiming to establish themselves at the 1.40m – 1.50m level as well as supporting riders that are aiming to be selected for the World Class Performance Pathway Programme. Athletes participate in training sessions with lead coaches Matt Lanni and Nicola McLeish and as part of the programme, riders receive support from coaches at UK International Shows.
- 2.29 The Applicant's son is currently trained by Joe Clayton. Joe Clayton is an international showjumper who has been a member of the World Class Sports Programme for 8 years. He has had numerous 5* international wins, in 2018 he was crowned British Showjumping National Champion, he has won the 3* Nations Cup in Vejer de Fronterra, he has been a member of the European Young Rider team 3 times, puissance winner 5 times, recently he was 2nd in Oliva Nova 3* Grand Prix in Spain and has won the Great Yorkshire Grand Prix (very prestigious national class).
- 2.30 It is the intention that Joe Clayton's horses would be based at East Wood Farm and would occupy the second stable wing. Joe Clayton would also ride and train the Applicant's own horses. A letter of support from Joe Clayton can be found at Appendix A.
- 2.31 In order to support horses of this high level and calibre, top class facilities are vital to support their training. It is imperative that the horses can be kept fit all year round in all weathers. The indoor arena and covered horse walker are essential for exercising horses especially in the winter when the ground becomes too wet to turn horses out. The outdoor arena is also key so that a full British Show Jumping Association (BSJA) and Federation Equestre Internationale (FEI) standard showjumping course can be built for the riders and horses to train over. Letters of support from the Applicant's Vet and Equine Physiotherapist can be found at Appendix C and D.

3.0 The Site and Surrounding Area

- 3.1 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 / east is classified as ancient woodland.
- 3.2 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 farm house.
- 3.3 East Wood Farm House is a large detached five bed property with garages and outbuildings. The replacement of the dwelling is subject to a separate planning application.



Photo Above: The existing dwelling at East Wood Farm

- 3.4 The East Wood Farm holding consists of six barns within a hard surfaced yard and 120 acres of land (pasture, lakes and woodland). There are 81 acres of land to the west of the dwelling which consists of pasture, woodland and lakes and there are 39 acres of grassland to the east of Shaves Wood Lane.

- 3.5 Of this, there are 40 acres of pasture land to the west of the farm house which is available for grazing and keeping horses and 39 acres of grassland to the east of Shaves Wood Lane available for hay production.



Photo Above: Photo of the Application Site, looking eastwards towards the house



Photo Above: Looking eastwards towards the house and the application site



Photo Above: The Existing Parking Area

- 3.6 There is a large hard surfaced yard area together with farm buildings to the north of the woodland and south of the farm house. The majority of the farm buildings are sited within the ancient woodland or its 15m buffer zone and are located within the South Downs National Park. These buildings are to be retained for hay storage, stable bedding storage, tractors, farm machinery and tools and as a farm workshop as the South Downs National Park Authority wish for these buildings to be re-used and re-purposed, noting their demolition would cause harm to the soils within the ancient woodland and they do not wish to see an intensification of their use within the ancient woodland.



Photo Above: The Existing Entrance to the Site



Photo Above: The Existing Visibility Splay to the North



Photo Above: The Existing Visibility Splay to the South

- 3.7 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.
- 3.8 The fields have historically been used for large farm shoots. The lakes have been used for fishing.
- 3.9 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. To the north of the site, approximately 400 metres away are Honeybourne Farm and Oatfield Cottage. Public Footpath 2545 also is sited approximately 400 metres to the north of the site. There is intervening vegetation between the site and these properties and the footpath. To the east of East Wood Farm is singing Hills Golf Club and Restaurant.

4.0 Planning History

4.1 East Wood Farm's planning history is set out below:

WK/008/79	Agricultural Buildings to be used for the storage of agricultural produce. Approved 9 July 1979.
AE/003/85	Erection of covered yard / barns. Approved 15 April 1985.
AE/009/86	Erection of one farm house, Approved 18 March 1987
DM/23/0520	Discharge of Section 52 legal agreement linked to application AE/009/86 at Eastwood Farm (Cross Boundary Application) Approved 10 January 2024.
SDNP/23/00827/MPO	Removal of restrictive covenant associated with Section 52 Agreement attached to AE/009/86 which requires the dwelling to be occupied in conjunction with the use and occupation of the whole of the land as an agricultural unit (Cross Boundary Application). Approved 11 January 2024.
DM/24/0870	Pre Application Enquiry to Mid Sussex District Council - Demolition of existing farm buildings, change of use of the land to equestrian, erection of equestrian facilities and provision of a soft landscaping scheme – Advice Given, 10 th September 2024.
SDNP/24/01529/PRECON	Pre Application Enquiry to South Downs National Park Authority – Demolition of existing farm buildings, change of use of the land to equestrian, erection of equestrian facilities and provision of a soft landscaping scheme – Advice Given, 18 th September 2024.

5.0 Planning Policy

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the policies in the Development Plan, unless other material considerations indicate otherwise.
- 5.2 This application site is a cross boundary planning application as the site area relates to two Local Planning Authorities (Mid Sussex District and South Downs National Park).
- 5.3 The documents that comprise the Development Plan for Mid Sussex District Council are:
- Mid Sussex District Plan 2014 – 2031, Adopted March 2018
- 5.4 Mid Sussex District Council is reviewing and updating their District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of Policies in the draft District Plan and as such, only minimal weight can be given to the Plan. Therefore, this planning application has been assessed against the policies of the current adopted District Plan.
- 5.5 Albourne Parish Council Neighbourhood Plan, 2014 - 2031 was made in September 2016.
- 5.6 The documents that comprise the Development Plan for the South Downs National Park are:
- South Downs Local Plan, adopted July 2019;
 - South Downs Partnership Management Plan (2020)
- 5.7 On 12th December 2024, the revised National Planning Policy Framework (NPPF) was published and sets out the governments planning policies for England and how these are expected to be applied.

National Planning Policy Framework (NPPF) December 2024

- 5.8 Paragraph 8 indicates that there are three elements to sustainable development, economic, social and environmental.
- 5.9 Paragraph 11 confirms that at the heart of the Framework is a presumption in favour of sustainable development. For decision-taking, the NPPF states that this means:

“Approving development proposals that accord with an up-to-date development plan without delay; or

where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."*

5.10 Paragraph 88 states *"Planning policies and decisions should enable:*

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."*

5.11 Paragraph 116 states *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios."*

5.12 Paragraph 189 states *"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues."*

5.13 Paragraph 189 states *"development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."*

Mid Sussex District Plan 2018

5.14 Policy DP12 (Protection and Enhancement of Countryside) states *"The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:*

- it is necessary for the purposes of agriculture; or*
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan."*

5.15 Policy DP14 (Sustainable Rural Development and the Rural Economy) states *"Provided it is not in conflict with Policy DP12: Protection and Enhancement of Countryside and DP13: Preventing Coalescence:*

- *new small-scale economic development, including tourism-related development, within the countryside (defined as the area outside of built up area boundaries as per the Policies Map) will be permitted provided:*
 - *it supports sustainable growth and the vitality of the rural economy; and*
 - *where possible, utilises previously developed sites.*
- *diversification of activities on existing farm units will be permitted provided:*
 - *they are of a scale which is consistent to the location of the farm holding; and*
 - *they would not prejudice the agricultural use of a unit.*
- *the re-use and adaptation of rural buildings for business or tourism use in the countryside will be permitted provided:*
 - *the building is of permanent construction and capable of re-use without substantial reconstruction or extensive alteration;*
 - *the appearance and setting is not materially altered; and*
 - *it is not a recently constructed agricultural building which has not been or has been little used for its original purpose."*

5.16 Policy DP18 (Setting of the South Downs National Park) states:

"Development within land that contributes to the setting of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, and in particular should not adversely affect transitional open green spaces between the site and the boundary of the South Downs National Park, and the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design.

Development should be consistent with National Park purposes and must not significantly harm the National Park or its setting. Assessment of such development proposals will also have regard to the South Downs Partnership Management Plan and emerging National Park Local Plan and other adopted planning documents and strategies."

5.17 Policy DP21 (Transport) states *"decisions on development proposals will take account of whether" [of relevance here]:*

- *"The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;"*
- *"The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;*
- *The scheme protects the safety of road users and pedestrians; and*
- *The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts."*

5.18 Policy DP26 (Character and Design) 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. All applicants will be required to demonstrate that development:*

- is of high quality design and layout and includes appropriate landscaping and greenspace;*
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development."*

5.19 Policy DP37 (Trees, Woodland and Hedgerows) states *"The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.*

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- prevents damage to root systems and takes account of expected future growth; and*
- where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- has appropriate protection measures throughout the development process; and*

- *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- *does not sever ecological corridors created by these assets.*

Proposals for works to trees will be considered taking into account:

- *the condition and health of the trees; and*
- *the contribution of the trees to the character and visual amenity of the local area; and*
- *the amenity and nature conservation value of the trees; and*
- *the extent and impact of the works; and*
- *any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary."

5.20 Policy DP38 (Biodiversity) states *"Biodiversity will be protected and enhanced by ensuring development:*

- *Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- *Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*
- *Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- *Promotes the restoration, management and expansion of priority habitats in the District; and*
- *Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.*

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites."

- 5.21 Policy DP41 (Flood Risk and Drainage) states *"Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development²² unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Arrangements for the long term maintenance and management of SuDS should also be identified."*

Albourne Neighbourhood Plan

- 5.22 Policy ALC1 (Conserving and enhancing character) states:

"Development, including formal sports and recreation areas will be supported in the countryside, defined as the areas outside the Built up Area Boundary shown on the policy map where the following criteria are met:

- 1. It is necessary for the purposes of agriculture, or some other use which has to be located in the countryside;*
- 2. It maintains, or where possible enhances, the quality of the rural and landscape character of the Parish area;*
- 3. It is supported by a specific policy reference elsewhere in this Plan.*
- 4. It is necessary for essential infrastructure and it can be demonstrated that there are no alternative sites suitable and available, and that the benefit outweighs any harm or loss."*

- 5.23 Policy ALC2 (South Downs National Park) states:

"Development in the parish that contributes to the setting of the SDNP will only be supported where it enhances and does not detract from the National Park's visual qualities and essential characteristics."

South Downs Local Plan

- 5.24 Policy SD1 (Sustainable Development) states:

- 1. "When considering development proposals that accord with relevant policies in this Local Plan and with National Park purposes, the Authority will take a positive approach that reflects the presumption in favour of sustainable development. It will work with applicants to find solutions to ensure that those development proposals can be approved without delay, unless material planning considerations indicate otherwise.*
- 2. The National Park purposes are i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and ii) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Where it appears that there is a conflict between the National Park purposes, greater weight will be attached to the*

first of those purposes. In pursuit of the purposes, the National Park Authority will pay due regard to its duty to seek to foster the economic and social wellbeing of the local communities within the National Park.

3. *When determining any planning application, the Authority will consider the cumulative impacts of development.*
4. *Planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park unless, exceptionally:*
 - a) *The benefits of the proposals demonstrably outweigh the great weight to be attached to those interests; and*
 - b) *There is substantial compliance with other relevant policies in the development plan."*

5.25 Policy SD2 (Ecosystems Services) states *"Development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services."*

5.26 Policy SD4 (Landscape Character) states:

1. *"Development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:*
 - a) *They are informed by landscape character, reflecting the context and type of landscape in which the development is located;*
 - b) *The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape;*
 - c) *They will safeguard the experiential and amenity qualities of the landscape; and d) Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of GI and uses native species, unless there are appropriate and justified reasons to select non-native species.*
2. *Where development proposals are within designed landscapes, or the setting of designed landscapes, (including historic parkscapes and those on the Historic England Register of Historic Parks and Gardens) they should be based on a demonstrable understanding of the design principles of the landscape and should be complementary to it.*
3. *The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.*
4. *Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create and connect green and blue corridors.*
5. *The restoration of landscapes where features have been lost or degraded will be supported where it contributes positively to landscape character."*

5.27 Policy SD5 (Design) states:

- "1. Development proposals will only be permitted where they adopt a landscape led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:*

- a) *Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;*
- b) *Achieve effective and high quality routes for people and wildlife, taking opportunities to connect GI;*
- c) *Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern;*
- d) *Create high-quality, clearly defined public and private spaces within the public realm;*
- e) *Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances GI, and is consistent with local character;*
- f) *Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;*
- g) *Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;*
- h) *Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;*
- i) *Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users;*
- j) *Give regard to improving safety and perceptions of safety, and be inclusive and accessible for all; and*
- k) *Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities."*

5.28 Policy SD7 (Relative Tranquillity) states:

"1. Development proposals will only be permitted where they conserve and enhance relative tranquillity and should consider the following impacts:

- a) *Direct impacts that the proposals are likely to cause by changes in the visual and aural environment in the immediate vicinity of the proposals;*
- b) *Indirect impacts that may be caused within the National Park that are remote from the location of the proposals themselves such as vehicular movements; and*
- c) *Experience of users of the PRow network and other publicly accessible locations.*

2. Development proposals in highly tranquil and intermediate tranquillity areas should conserve and enhance, and not cause harm to, relative tranquillity.

3. Development proposals in poor tranquillity areas should take opportunities to enhance relative tranquillity where these exist."

5.29 Policy SD8 (Dark Night Skies) states:

- "1. Development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown on the Policies Map.*
- 2. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:*

- a) *The installation of lighting is avoided; and*
- b) *If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use:*
 - i. *Any adverse impacts are avoided; or*
 - ii. *If that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent.'*
3. *Lighting which is proposed to be installed must meet or exceed the level of protection appropriate to the environmental zone, as shown on the Policies Map, as set out in the table below."*

5.30 Policy SD9 (Biodiversity) states:

"1. Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation. Prior to determination, up-to-date ecological information should be provided which demonstrates that development proposals:

- a) *Retain, protect and enhance features of biodiversity and geological interest (including supporting habitat and commuting routes through the site and taking due account of any use by migratory species) and ensure appropriate and long-term management of those features;*
- b) *Identify and incorporate opportunities for net gains in biodiversity;*
- c) *Contribute to the restoration and enhancement of existing habitats, the creation of wildlife habitats and the creation of linkages between sites to create and enhance local and regional ecological networks;*
- d) *Protect and support recovery of rare, notable and priority species;*
- e) *Seek to eradicate or control any invasive non-native species present on site;*
- f) *Contribute to the protection, management and enhancement of biodiversity and geodiversity, for example by supporting the delivery of GI and Biodiversity Action Plan targets and enhance Biodiversity Opportunity Areas (BOA); and*
- g) *Comply with the mitigation hierarchy as set out in national policy."*

5.31 Policy SD11 (Trees, Woodland and Hedgerows) states:

- "1. Development proposals will be permitted where they conserve and enhance trees, hedgerows and woodlands.*
- 2. Development proposals that affect trees, hedgerows and woodland must demonstrate that they have been informed by a full site survey, including an Ecological Survey, Arboricultural Method Statement and associated Tree Protection Plan, and include a management plan.*
- 3. The removal of protected trees, groups of trees woodland or hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.*
- 4. Development proposals must provide adequate protection zones and buffers around hedgerows and other woodland and trees to prevent damage to root systems and taking account of future growth. A minimum buffer of 15 metres will be required between the development and ancient woodland or veteran trees.*

5. *A proposed loss or damage of non-protected trees, woodland or hedgerows should be avoided, and if demonstrated as being unavoidable, appropriate replacement or compensation will be required.*
6. *Development proposals must demonstrate that appropriate protection measures are in place prior to any work on site throughout the development process as part of a comprehensive landscaping plan, and that suitable opportunities for the restoration, enhancement or planting of trees, woodland, and hedgerows are identified and incorporated.*
7. *Opportunities should be identified and incorporated for planting of new trees, woodlands and hedgerows. New planting should be suitable for the site conditions, use native species and be informed by and contribute to local character, and enhance or create new habitat linkages."*

5.32 Policy SD19 (Transport and Accessibility) states:

- "1. Development proposals will be permitted provided that they are located and designed to minimise the need to travel and promote the use of sustainable modes of transport.*
- 2. Development proposals that are likely to generate a significant number of journeys must be located near existing town and village centres, public transport routes, main roads and, where relevant, the cycle network. Such developments will be required to provide a transport assessment or transport statement.*
- 3. Development proposals must demonstrate the continued safe and efficient operation of the strategic and local road networks.*
- 4. The following improvements to transport infrastructure will be supported:*
 - a) Public transport waiting facilities, particularly those with reliable and accessible information;*
 - b) Infrastructure supporting the transfer of freight from road to rail and water;*
 - c) Improvements to walking, cycling and bus connectivity at all transport interchanges; and d) Improvements to the quality and provision of cycle parking at railway stations and key bus stops.*
- 5. In town and village centres, development will be permitted which appropriately provides for improved footways and cycle routes, cycle parking, and measures to restrict the impact of heavy goods vehicles and other traffic on historic streets."*

5.33 Policy SD24 (Equestrian Uses) states:

- "1. Development proposals for equestrian development will be permitted where they:*
 - a) Are of a scale and/or an intensity of equestrian use compatible with the landscape and the special qualities;*
 - b) Demonstrate good design which is well located and responds to local character and distinctiveness;*
 - c) Re-use existing buildings wherever feasible and viable;*

- d) *Locate new buildings, stables, yard areas and facilities adjacent to existing buildings provided they respect the amenities and activities of surrounding properties and uses;*
- e) *Are well located to existing utilities and transport infrastructure, including vehicular and field accesses, tracks and bridleways;*
- f) *Provide new or supplementary landscape features including hard and soft treatments and planting, consistent with local character; and*
- g) *Demonstrate a conservation based land management approach."*

5.34 Policy SD48 (Climate Change and Sustainable Use of resources) states:

- "1. The Authority will encourage all new development to incorporate sustainable design features, as appropriate to the scale and type of development.*
- 2. All development proposals will be required to achieve the minimum standards as set out below unless it can be demonstrated that doing so is not technically feasible or would make the scheme unviable:*

Residential:

- i. Energy efficiency: 19% carbon dioxide reduction improvement against Part L (2013) through the energy efficiency of the building and;*
- ii. Water: Total mains consumption of no more than 110 litres per person per day.*

Non-residential and Multi-residential:

- i. Major: Building Research Establishment Environmental Assessment Method (BREEAM) Excellent*
- 3. All development proposals, including retrofitting, will be required to demonstrate, proportionately, how the development addresses climate change mitigation and adaptation through the on-site use of zero and/or low carbon technologies, sustainable design and construction, and low carbon materials. 4. Major development proposals should also include an energy assessment to demonstrate how carbon dioxide emissions are to be minimised on-site."*

Supplementary Planning Guidance

5.35 *The following supplementary planning guidance are also relevant to the proposal:*

- Ecosystems Services Technical Advice Note
- Dark Night Skies Technical Advice Note
- Design Guide SPD

6.0 Planning Appraisal

Principle

- 6.1 The application site lies across two local authority areas with the existing access, access track and parking area within the South Downs National Park and the proposed new equestrian facilities within Mid Sussex District.
- 6.2 At a national level, the NPPF supports this type of development in principle. Paragraph 88 (Supporting a prosperous rural economy) states that: *"Planning policies and decisions should enable:*
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;*
 - b) the development and diversification of agricultural and other land-based rural businesses;*
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
 - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.' The principle of the proposal can therefore be supported."*
- 6.3 Therefore, planning decisions should support leisure developments in rural areas that require a countryside location. Decisions should support well designed new buildings within countryside locations which respect the character of the local area.
- 6.4 The proposed new equestrian facilities would be sited within the countryside as defined by the Mid Sussex District Plan, just outside the South Downs National Park boundary. Policy DP12 of the Mid Sussex District Plan in part states:
- "The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural landscape character of the District, and:*
- It is necessary for the purposes of agriculture; or*
 - It is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan."*
- 6.5 Policy DP14 sets out the District Plan policy on sustainable rural development and the rural economy and this states in part that:
- "Provided it is not in conflict with Policy DP12: Protection and Enhancement of Countryside and DP13: Preventing Coalescence: new small-scale economic development, including tourism-related development, within the*
- countryside (defined as the area outside of built up area boundaries as per the Policies Map) will be permitted provided:*
 - it supports sustainable growth and the vitality of the rural economy; and*
-

- *where possible, utilises previously developed sites.."*

- 6.6 The initial scheme considered by the Project Team sought to utilise and extend the existing farm buildings on site within the existing yard area (previously developed site). However, early investigations showed that a large area of the yard and the footprint of most of the existing buildings were within ancient woodland or the 15m buffer.
- 6.7 Advice was obtained from an Arboricultural Consultant and it was decided that the best way forward would be to demolish the existing buildings and return this area within the ancient woodland and its buffer to native tree planting and look to build new purpose built equestrian facilities on land outside the ancient woodland and its buffer and outside the South Downs National Park in order to conserve these protected landscapes and soils. However, the advice within the Pre-Application response from the SDNPA was that the existing farm buildings should be sustainably re-used rather than demolished as the demolition works would cause harm to the soils within the ancient woodland and its buffer. Therefore, the existing barns will be used for hay storage, equestrian bedding storage, tractor storage, farm machinery storage, for farm animals and a farm workshop as these uses are required to maintain the 120 acre estate. Therefore, purpose built new equestrian development is sought on a less sensitive part of the holding which is well screened by mature trees and woodland.
- 6.8 Therefore, it is considered that the principle of providing new equestrian facilities within well designed new buildings on a less sensitive part of the holding which is well screened by trees is supported at national level through paragraph 88. Policy DP14 of the Mid Sussex District Plan supports sustainable growth and the vitality of the rural economy. This proposal would support the rural economy as rural workers would be employed directly and indirectly to support the horses kept on site. Rural people / businesses that this proposal would support include:
- Grooms;
 - Riders / Trainers;
 - Hay Contractors;
 - Rural feed merchants;
 - Farm Contractors / Muck removal;
 - Farriers;
 - Vets;
 - Saddlers;
 - Equine Physiotherapists; and
 - Equine Dentists.
- 6.9 It is therefore considered that the proposal accords with policies DP12 and DP14 of the Mid Sussex District Plan.
- 6.10 Although the proposed equestrian buildings would be sited outside the national park, an assessment of the proposal against policy SD24 (Equestrian Uses) of the South Downs Local Plan has been undertaken.
- 6.11 It is considered that the scale of the equestrian facilities are compatible with the landscape as the site is outside the national park and enclosed by dense mature woodland with very

limited views of the site (criteria a). The layout of the proposal responds to the sensitivities of the site being adjacent to ancient woodland, the 15m buffer and within the setting of the national park. The site selected for the new build equestrian facilities is outside these sensitive land designations in order to prevent adverse impacts.

- 6.12 The buildings demonstrate good design and are functional for their equestrian purpose (criteria b). The stables and arenas need to be sited adjacent to each other so that the Applicants and/or grooms can keep an eye on horses that are being ridden while dealing with horses in the stable blocks (for safety reasons). The equestrian uses that can be accommodated within the existing buildings (such as hay and bedding storage) have been accommodated within the existing barns. Therefore, it has been demonstrated that the existing buildings and yard area are not large enough to accommodate the equestrian facilities required. In any event, the buildings would need to be knocked down and re-built to accommodate the main equestrian uses and that would impact the ancient woodland, the soils and its 15m buffer (criteria c and d).
- 6.13 The proposed equestrian buildings are well located, being adjacent to the fields where the horses would be turned out to graze and adjacent to the Applicant's dwelling (criteria d and e). There is an existing well used track that links the parking area to the proposed site.
- 6.14 New native trees, hedges and soft landscaping are proposed and a conservation based land management approach would also be taken in accordance with criteria f and g of policy SD24 of the South Downs Local Plan.
- 6.15 Therefore, it is considered that the principle of providing equestrian facilities is supported by national and local policy.

Applicant's Need for the Equestrian Facilities

- 6.16 As previously noted, the Applicant's son is a competitive up and coming show jumper who's current horses have taken him from British Novice (90cm) to jumping Foxhunter (1.20m). He is training weekly with Joe Clayton and Charlotte Platt (International Showjumpers). This year he has competed in National Affiliated Shows, represented Hurstpierpoint College School Team at a NSEA Show where he was part of the team who took the win and has competed in his first UK International shows.
- 6.17 He started this year jumping Newcomers at 1.10m and has now stepped up to 1.25m classes. He has purchased three new horses since the summer and is progressing up the classes with them. He competed with two of his horses at his first international show at Bolesworth International in June and in August he competed at Chepstow International where he jumped clear every day in the 1* bronze tour and was double clear and placed in his Grand Prix.
- 6.18 He is booked to do a month at the Mediterranean Equestrian Tour (MET) at Centro Ecuestre in Oliva, Valencia (Spain) in March 2025 where he will be competing in the young horse classes and the 1.20m - 1.30m classes. These are international showjumping competitions (Spring MET) with competitors from all over the world. This show is a 4 star show where the worlds best riders compete for 3 - 7 weeks. At the end of his time competing in Spain the aim will be to have him and his horses competing consistently at 1.30m level.

- 6.19 He is looking to compete for Team GB within their Junior Team and must be jumping a minimum height of 1.40m. As he gets older he would then look to be selected for the Young Riders Teams and must be jumping a minimum height of 1.45m. The ultimate aim is the under 25's at the London Excel Horse Show.
- 6.20 The aim is to get the Applicant's son to a level where he could be selected to undertake the Step up to Gold programme through the BSJA (British Show Jumping Association). The programme runs annually and is funded by Sport England. It supports riders aiming to establish themselves at the 1.40m – 1.50m level as well as supporting riders that are aiming to be selected for the World Class Performance Pathway Programme. Athletes participate in training sessions with lead coaches Matt Lanni and Nicola McLeish and as part of the programme, riders receive support from coaches at UK International Shows.
- 6.21 The Applicant's son is currently trained by both Joe Clayton and Tom Whitaker who are international show jumpers and trainers of the highest level. Joe Clayton would also base his horses at East Wood Farm.
- 6.22 In order to support horses of this high level and calibre, top class facilities are vital to support their training. It is imperative that the horses can be kept fit all year round in all weathers. The indoor arena and covered horse walker are essential for exercising horses especially in the winter when the ground becomes too wet to turn horses out. The outdoor arena is also key so that a full BSJA and FEI standard showjumping course can be built for the riders and horses to train around. Therefore, it can be seen that this scheme has been designed to meet the exacting requirements of a promising equine talent.

Landscape

- 6.23 The site lies within LCA Area 3 – Hurstpierpoint Scarp Footslopes Landscape as defined within the MSDC Landscape Character Assessment (2005). This describes the area as:

"...To the west, the footslopes between the scarp and Albourne comprise broad, rolling clay vales drained by a network meandering streams (including streams in narrow valleys flowing from under the chalk) draining westwards to the Adur Valley. This area contains some major woodlands (for instance, Shaves Wood and Park Wood) including ancient woodland, mainly on the Gault Clay. This has created an undulating, wooded, mixed arable and pastoral rural landscape, the woodland and hedgerows of variable quality, based on medium-sized and some larger fields..."

- 6.24 Within the South Downs National Park Landscape Character Assessment 2020, the entrance to the site lies within an area described as J2: Adur to Ouse Scarp Footslopes and states:

"The Adur to Ouse Scarp Footslopes form a wide band of lowland at the foot of the northern scarp of the Adur to Ouse Downs, between Upper Beeding and Lewes. The southern boundary of this character area is defined by the steep scarp of the Adur to Ouse Downs Scarp and has been drawn along the southern edge of the arable fields that form part of the scarp footslopes. To the north the character area forms a gradual transition to the landscape of the Low Weald."

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- 6.25 Since receiving the Pre-Application responses from the Councils, a Landscape Visual Appraisal (LVA) has been undertaken by Trevor Furse of Furse Landscape Architects and the proposal re-designed to respond to the landscape findings. Although the main site for the new built form is sited outside the South Downs National Park, it is still within its setting and therefore a landscape led approach to the design of the facility has been followed.
- 6.26 A logical design process has been followed including evidence-gathering, analysis, vision, landscape, concepts and detailed design in accordance with the SDNPA Design Guide.
- 6.27 The LVA has considered the historic development of the farm and the significant landscape features on the site since 1887 and a scheme designed that respects the character of the wetlands and ponds that have been formed along the valley floor. The 1979 and 1912 historic maps of the site show that there were a cluster of buildings within the south west corner of the application field.
- 6.28 East Wood Farm was created from the breakup of Shaves Farm landholding and the gentrification of Shaves Farmhouse is indicative of the trends found in the local vicinity where agricultural activities are becoming less viable, with farm diversification and alternative land uses being seen across the wider character area. This is evident from the expansion of Wickwoods Country Club and Hotel directly to the south east of the site, Albourne Wine Estate to the north east of the site and Singing Hills Golf Course and Restaurant to the east of the site.
- 6.29 The new indoor arena/stables and the separate isolation stable block are now orientated to reflect typical historic arrangements of stable barns and other functional facilities around a central courtyard thereby encompassing the majority of equestrian stabling activities within a secure private central space.
- 6.30 The indoor arena and horse walker would be cut into the existing land levels by 1.5m – 2m so they nestle into the landscape setting. Grass banks would be formed around the indoor arena and horse walker and substantial woodland planting is proposed around the south of the structures. These measures would reduce the buildings overall impact.
- 6.31 The layout of the structures responds positively to the topography of the site. The height of the buildings has been reduced by placing them on a single level plateau at 35.5m AOD .
- 6.32 There are very limited views of the site as highlighted within the LVA and therefore it is considered that views, outlook and aspect, into and out of the National Park would not be effected by the location, scale, form or design of this proposal in accordance with Policy DP18 of the Mid Sussex District Plan.
- 6.33 The LVA has considered the impact of the development on the landscape setting and has concluded that the overall landscape effect (matrix of effect) after completion of the development would be moderate adverse, however with the proposed mitigation (planting) the landscape effect would be neutral / slight adverse at Year 5, neutral at Year 10 and Slight Positive at Year 15. The mitigation measures (planting) would consist of:
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- New native species woodland and woodland edge planting (local provenance) to reinforce the existing Ancient Woodland;
- Large semi-mature native tree planting within the courtyard area to provide shade and aid formation of the courtyard microclimate;
- Extensive wildflower seeding with local provenance would be used to create wildflower meadows, pond edge habitat and woodland edge habitats; and
- Planting of native hedges.

6.34 The Ecologist has found the existing application site to be of lower ecological value as the site consists of common weeds such as dock, silver weed, sow thistle, buttercup and mayweed, so there is capacity to improve the planting on site which will in turn enhance biodiversity.

6.35 The full landscape visual assessment has been submitted with the application.

6.36 It is considered that the proposal has adopted a landscape led approach which respects the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area in accordance with Policy SD5 of the South Downs Local Plan.

6.37 There are very limited views of the site where the built form would take place. The only views achievable are from the north looking southwards. The site is otherwise comprehensively screened by existing mature trees and woodland. There are no other long distance views of the site from public vantage points due to the site being surrounded by woodland.

6.38 It has been demonstrated that from Year 5 onwards, the landscape character and the setting of the South Downs National Park would be conserved and enhanced in accordance with Policies SD4 and SD7 of the South Downs Local Plan, policy DP18 of the Mid Sussex District Plan and policies ALC1 and ALC2 of the Albourne Neighbourhood Plan.

Tranquillity

6.39 It is considered that tranquillity would be preserved in the longer term as the planting proposed matures and softens the built form. It has been shown that the landscape impact from Year 5 onwards would be neutral to a slight improvement.

6.40 The site would be utilised as a quiet space in order to keep the horses calm. There would be no activities that would generate noise and the premises would operate as an equestrian centre for private use.

6.41 Traffic movements to and from the site would be minimal as highlighted within the Transport Statement. Therefore, it is considered that relative tranquillity would be conserved and enhanced in accordance with policy DP18 of the Mid Sussex District Plan and policy SD7 of the South Downs Local Plan.

Design and Scale

- 6.42 The layout of the facilities has been re-designed so they respond to the contours of the land. The facilities have been designed to sit at one level with the indoor arena and horse walker cut into the existing land levels by 1.5m - 2m so that they assimilate into the landscape setting. This lowers the overall ridge height of the buildings by 1.5m – 2m. Grass slopes at 1 in 3 would be created around the indoor arena and horse walker which would soften their visual impact. The amount of cut and fill required across the site is balanced and will therefore not involve the export or import of soil from the site.
- 6.43 The buildings have been designed to be two 'U' shaped courtyards and would be utilitarian in style and fit for equestrian purposes. The buildings would all have timber clad walls with a pre insulated corrugated Kingspan roof in Anthracite. Timber cladding has been chosen to give a soft natural feel to the buildings with grey roofs so that they preserve the landscape setting. The muted colour palette ensures that the buildings would assimilate into the landscape setting.
- 6.44 The scale of the two arenas although quite large have been kept to a minimum for their intended purpose which is to provide enough space to train elite showjumpers. Both arenas would be cut into the existing contours of the land and a comprehensive landscape scheme is proposed so that they assimilate into the landscape setting. Please refer to the submitted LVA.
- 6.45 The design is high quality and the layout provides appropriate soft landscaping in accordance with policy DP26 of the Mid Sussex District Plan.

Sustainable Development

- 6.46 Paragraph 8 of the NPPF has three overarching objectives, an economic objective, a social objective and an environmental objective. This proposal would support the economic objective and would provide sustainable growth and improve the vitality of the rural economy in this area. This proposal would support the rural economy as rural workers would be employed directly and indirectly to support the horses kept on site. Rural people / businesses that this proposal would support, include:
- Grooms;
 - Riders / Trainers;
 - Hay Contractors;
 - Rural feed merchants;
 - Farm Contractors / Muck removal;
 - Farriers;
 - Vets;
 - Saddlers;
 - Equine Physiotherapists; and
 - Equine Dentists.

- 6.47 Although, the site is not the most sustainably located for shops and services, it is sustainably located to nearby show jumping venues such as Hickstead, Hascombe Farm and Bredon Stud which is where the horses would compete.
- 6.48 The social objective would be met as this proposed equestrian facility would provide a purpose built facility which would enable the Applicants to train their horses on site, to top level competition. This proposal would provide an equestrian home to meet the needs of present and future equestrian generations, by fostering well-designed safe equestrian places.
- 6.49 The environmental objective would be met as the proposal preserves the setting of the SDNP, protects the ancient woodland and its buffer, enhances the amount and quality of native planting on site, enhances biodiversity on site as bird and bat boxes are proposed, log piles for reptiles are proposed and by enhancing the planting on site, it would increase biodiversity on site.
- 6.50 The Applicant is also re-purposing the existing barns on site to restrict the number of new equestrian buildings required. The existing barns will be utilised for hay storage from the 120 acre estate, stable bedding storage, tractor and machinery storage, a farm workshop for maintaining the estate and farm animals.
- 6.51 The proposal will have exceptional sustainability credentials. A combination of passive and active measures have been built into the design to reduce its energy use, as follows:
- The thermal performance of the new built fabric will 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.
 - 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.
 - It is proposed to install high performance double-glazed windows and doors with gas-filled cavities.
 - Water usage throughout the proposals will be reduced to levels below the standards required by the Building Regulations, through the installation of rain water harvesting tanks, flow reducing / aerating taps, and low-flush cisterns. The proposed installation of a rainwater harvesting system will collect rainwater from the new roofs and store it ready for its treatment and re-use.
 - The space heating, of the buildings will be covered by a ground source heat pump system providing both hot water and space heating.
 - Low energy lighting will be installed within the buildings, further reducing electricity use.
 - It is proposed to use local materials and employ local tradespersons, where possible, to carry out the building works.
- 6.52 Therefore, this proposal accords with the overarching objectives of sustainable development and makes effective use of the land in accordance with paragraph 8 of the NPPF.

Trees / Ancient Woodland

- 6.53 The woodland to the south and east of the site is classified as ancient and semi natural woodland. St Aubyn Tree Consultancy have been involved from the start of this project to ensure that the proposals protect the ancient woodland and its buffer from disturbance.
- 6.54 St Aubyn Tree Consultancy have provided an Arboricultural Survey Report with a Tree Constraints Plan and an Arboricultural Impact Assessment and Method Statement. This proposal has been informed by the above documents and demonstrates how the trees, woodland and soils would be protected.
- 6.55 The ancient woodland and it's 15m buffer have dictated the layout of the proposal in order to protect this sensitive land designation.
- 6.56 The existing track between the hard surfaced farmyard and the proposed site for the buildings would be re-surfaced using the 'no-dig' technique. The existing surface material is to be carefully removed and the exposed formation lightly de-compacted by hand with a fork prior to a geotextile membrane being laid over the formation. The geotextile membrane will contain fill, a three dimensional cellular confinement system (such as Geoweb) will be placed on the membrane, it will be filled with no fines aggregate with another geotextile membrane on top, finished with ULTIPOROUS (porous tarmac type product) as a hard wearing top course laid in accordance with the manufacturers recommendations.
- 6.57 It is considered that the proposal is in accordance with policy SD11 of the South Downs Local Plan and policy DP37 of the Mid Sussex District Plan.

Dark Night Skies

- 6.58 Although the site is located just outside the National Park, it is still within the setting. The site is located just outside the Dark Night Sky Zone E1b: Transition Zone. Low-level external lighting is proposed only where necessary to reduce impacts on the dark night skies and wildlife. The maximum Lux level that will be utilised would be 10 Lux.
- 6.59 The design intent of the lighting scheme for the project overall is to minimise potential for light pollution to affect adjacent ancient woodland and emit light spill into the wider landscape thereby addressing SDNP dark skies policies and reducing the overall visual impact of the proposals.
- 6.60 Outdoor lighting would be kept to a minimum in order to prevent light spill. Outdoor lighting would utilise modern LED luminaires in fixtures and fittings that would direct light downward with limited light spill. The stable blocks including the isolation stable have substantial eaves where light fittings will be located under overhangs directing light downwards outside stables. This will be reinforced within the courtyard with low-level bollard lighting around the individual landscape areas.
- 6.61 The main indoor arena entrance area would be similarly lit with down lighters from the entrance canopy and supported with small individual LED luminaires within the steps

leading up to the entrance area. Internally the arena floor would be lit to the relevant 500 Eave (LUX) for Professional Standard Use. The southern façade of the indoor arena would be free of glazing due to the close proximity of the Ancient Woodland. This would prevent light spill into the woodland area.

- 6.62 The glass within the northeast and southwest end of the indoor arena would have a glass coating to reduce light spill. This glass coating would reduce light transmission. Another advantage of using a glass coating to reduce light spill is that it would also reduce solar gain through the glazing, perfect for adhering to overheating regulations for the building.
- 6.63 A combination of glass coatings, external light sensors (set by timeclock and lux), low level bollard lighting and downward facing lights would be used. The proposal would ensure that the intrinsic quality of dark night skies are conserved and enhanced in accordance with Policies SD7 and SD8 of the South Downs Local Plan and policy DP18 of the Mid Sussex District Plan.

Biodiversity

- 6.64 A Preliminary Ecological Appraisal has been carried out by EAS and this has found that the application site is of lower ecological value (common weeds such as dock, silver weed, sow thistle, buttercup and mayweed).
- 6.65 Protection measures for notable and protected species would be required and a district licence would be required from Nature Space to address the potential impact on Great Crested Newt's. Therefore, the Applicant is willing to obtain a district licence from Nature Space. No other surveys are required.
- 6.66 The ecologist has stated that where compensation and enhancement measures are implemented through the design (native planting of trees and hedges, provision of log piles, bird and bat boxes) then the ecological functionality of the site would be retained and improved.
- 6.67 EAS have also provided the BNG Metric which shows the total Biodiversity Net Gain delivered would be 24.51%.
- 6.68 Medium Distinctiveness Habitats is not met on site so will be delivered elsewhere within the East Wood Farm Estate.
- 6.69 Therefore, the proposals would accord with policy DP38 of the Mid Sussex District Plan and policy SD9 of the South Downs Local Plan.

Impact on Neighbouring Amenity

- 6.70 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.

- 6.71 Honeybourne Farm and Oatfield Cottage are 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 vegetative screening, it is not considered that the proposal would adversely impact their residential amenities. Mature woodland screens views in all other directions.
- 6.72 Therefore, it is considered that the proposed equestrian facilities would not have a material impact on nearby residential amenities in accordance with Policy SD5 of the South Down Local Plan and policy DP26 of the Mid Sussex District Plan.

Access / Parking

- 6.73 Access to the site would be achieved via the existing vehicular access from Shaves Wood Lane. This entrance gives access to the house and to the farmyard and the rest of the land holding. There is an existing track between the hard surfaced yard and parking area which gives access to the western fields.
- 6.74 Parking for the equestrian facilities would be provided within the existing hard surfaced yard area where there is enough space to park and turn horseboxes and cars.
- 6.75 Any visitors to the equestrian facilities would park within this car park and walk through to the equestrian facilities sited to the west. Vehicular access to the facilities would be kept to a minimum as this creates a safer environment for the horses.
- 6.76 The Applicants would reside on site within East Wood Farm House and walk across their garden to attend to their horses. The international rider / trainer is likely to attend site on a daily basis along with two grooms. There would be traffic movements to and from the site for:
- Hay – Once a month initially but once the land is established, the Applicants plan to grow, cut and produce their own hay on site.
 - Hard Feed and Bedding – Delivery once a month;
 - Muck Heap Removal – Once a month;
 - Farrier – Once every 6 weeks;
 - Vets – Once a month on average;
 - Saddler – Once every six months;
 - Equine Physiotherapists – Once every 6 weeks; and
 - Equine Dentists – Once every 6 months.
- 6.77 The proposal would generate circa 13 vehicle movements per day. These proposed movements are offset against the regular pheasant shoots and fishing that would take place on the site which would cease once the horses are moved onto the site.
- 6.78 A Transport Report has been provided by Steve Reeves of Reeves Transport Planning and this highlights that a traffic volume and speed survey was undertaken on Shaves Wood Lane between 11th – 22nd October 2024 and this showed that the average traffic flow is 1000 vehicles per day and that the 85th percentile traffic speeds were 61.2km/h (38 mph) southbound and 62.8km/h (39 mph) northbound.

- 6.79 The data confirms that visibility splays of 106 metres to the north and 110 metres to the south are appropriate for the prevailing traffic conditions. These visibility splays are achievable with a set back of 2.4m. A small section of the existing wall to the north of the access will be removed to ensure adequate visibility as shown on the plans.
- 6.80 The parking demand for the proposal can be met by the existing hard surfaced yard area where there is plenty of space to park cars and horse boxes. There is also space to turn vehicles so that they can leave in a forward gear.
- 6.81 The proposal seeks to minimise the need to travel and vehicular movements to the site would be kept to a minimum as it would be the Applicant's home. It is therefore considered that the proposal would be in accordance with policy SD19 of the South Downs Local Plan, policy DP21 of the Mid Sussex District Plan and paragraph 116 of the NPPF.

Drainage / Flood Risk Assessment

- 6.82 Flood mapping produced by the Environment Agency has been used to identify flood risk at the site. The full extent of the site lies within Flood Zone 1 which has a low risk of flooding from rivers (and the sea).
- 6.83 The proposed development area is not at risk of alternative sources of flooding including surface water flooding, groundwater flooding or flooding from reservoirs.
- 6.84 An outline drainage scheme has been prepared by Trevor Furse of Furse Landscape Architects that incorporates SUDS principles and a balancing pond to ensure that discharged into the lower northern pond does not exceed the existing green field run-off rate.
- 6.85 The full drainage system is described within paragraphs 2.13 – 2.18 of this report. It is therefore considered that the proposal accords with policies DP41 of the Mid Sussex District Plan and SD50 of the South Downs Local Plan.

7.0 Conclusion

- 7.1 The application site lies across two local authority areas with the access, existing yard and track within the South Downs National Park and the proposed new equestrian facilities within Mid Sussex District.
- 7.2 At a national level, the NPPF supports this type of development in principle. Paragraph 88 (Supporting a prosperous rural economy) states that: *“Planning policies and decisions should enable:*
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;*
 - b) the development and diversification of agricultural and other land-based rural businesses;*
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside”*
- 7.3 Therefore, planning decisions should support leisure developments in rural areas that require a countryside location. Decisions should support well designed new buildings within countryside locations which respect the character of the local area.
- 7.4 The proposed new equestrian facilities would be sited within the countryside as defined by the Mid Sussex District Plan, just outside the South Downs National Park boundary. Policy DP12 of the Mid Sussex District Plan states the countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, provided it maintains or where possible enhances the quality of the rural landscape character of the District, and is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.
- 7.5 Policy DP14 sets out the District Plan policy on sustainable rural development and the rural economy and this states that new small-scale economic development, including tourism-related development, within the countryside will be permitted provided it supports sustainable growth and the vitality of the rural economy; and where possible, utilises previously developed sites.
- 7.6 The initial scheme considered by the Project Team sought to utilise and extend the existing farm buildings on site within the existing yard area as this is a brownfield site. However, early investigations showed that a large area of the yard and the footprint of the majority of the existing buildings are within ancient woodland or its 15m buffer. Advice was obtained from an Arboricultural Consultant and it was decided that the best way forward would be to demolish the existing buildings and return this area within the ancient woodland and its buffer to native tree planting and look to build new purpose built equestrian buildings on land outside the ancient woodland and its buffer and outside the South Downs National Park in order to conserve these protected landscapes.
- 7.7 The pre-application submission sought to demolish some of the existing farm buildings on site, however advice from the South Downs National Park Authority (the barns are within the SDNPA) was that the Council would prefer it, if these buildings could remain and be reused and re-purposed in order to reduce the requirement for new buildings. Therefore, the existing barns are to be used for hay storage, stable bedding storage, farm machinery,
-

as a farm workshop and for farm animals that the Applicant's own. The re-use of these existing buildings has reduced the requirement for new storage buildings on the application site. It was also considered by the SDNPA that the removal of these buildings would cause harm to the soils within the ancient woodland and its buffer.

- 7.8 It is considered that the principle of providing new equestrian facilities within well designed new buildings is supported at national level through paragraph 88. Policy DP14 of the Mid Sussex District Plan supports sustainable growth and the vitality of the rural economy. This proposal would support the rural economy as rural workers would be employed directly and indirectly to support the horses kept on site. Therefore, the principle of the proposal is supported at national and local level.
- 7.9 It has been demonstrated that the Applicants have a requirement for new purpose built equestrian facilities in order to provide the best environment for their top class sport horses.
- 7.10 It is noted that paragraph 189 of the NPPF advises that *"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues."* The entrance to the site is within the South Downs National Park, however the site of the proposed development is outside the National Park, but within the setting.
- 7.11 Great weight has been given to conserving and enhancing the landscape and the scenic beauty of the national park. The landscape evidence baseline of the site is set out comprehensively in the accompanying LVA by Furze Landscape Architects. There are very limited views of the application site due to the fact that the site is surrounded by woodland. The only views achievable are from the north looking southwards from a short section of public footpath. The site is otherwise comprehensively screened by existing mature trees and woodland.
- 7.12 The LVA has considered the impact of the development on the landscape setting and the mitigation measures (planting) proposed and has concluded that the overall landscape effect (matrix of effect) after completion of the development would be moderate adverse, however with the proposed mitigation measures (planting), the landscape effect would be neutral / slight adverse at Year 5, neutral at Year 10 and Slight Positive at Year 15. This improvement on the current landscape effect should be given considerable weight within the determination of this application.
- 7.13 It is considered that landscape character and the setting of the South Downs National Park would be conserved and enhanced in accordance with Policies SD4 and SD7 of the South Downs Local Plan, policy DP18 of the Mid Sussex District Plan and policies ALC1 and ALC2 of the Albourne Neighbourhood Plan.
- 7.14 The woodland to the south and east of the site is classified as ancient and semi natural woodland. St Aubyn Tree Consultancy have carried out a tree survey and a Tree Report accompanies this application in order to demonstrate how the trees, woodland and soils would be protected. This should be given moderate weight in the determination of the application.

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- 7.15 Although the site is located just outside the national park, it is still within the setting. The site is located just outside the Dark Night Sky Zone E1b: Transition Zone. The proposal would ensure that the intrinsic quality of the dark night skies are conserved and enhanced in accordance with Policies SD7 and SD8 of the South Downs Local Plan.
- 7.16 A preliminary ecological appraisal has been carried out and found that the application site is of lower ecological value and consists of common weeds such as dock, silver weed, sow thistle, buttercup and mayweed. Therefore, there is considerable scope to enhance the biodiversity of the site. The proposed native planting scheme and ecological pond would enhance the biodiversity value of the site significantly in accordance with policy DP38 of the Mid Sussex District Plan and policy SD19 of the South Downs Local Plan. This should be given considerable weight in the determination of the application.
- 7.17 There are no close residential neighbours to the site. The nearest residential property is Oatfield Cottage and Honeybourne Farm, 400m to the north. 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. It is considered that the proposed equestrian facilities would not have a material impact on nearby residential amenities in accordance with Policy SD5 of the South Down Local Plan and policy DP26 of the Mid Sussex District Plan.
- 7.18 A Transport Report has been provided by Reeves Transport Planning and this demonstrates that visibility splays at the existing entrance are acceptable, there is enough parking and turning space within the existing yard for horseboxes and cars, vehicular movements to the site would be kept to a minimum as it would be the Applicants home. Therefore, it is considered that the proposal would be in accordance with policy SD19 of the South Downs Local Plan, policy DP21 of the Mid Sussex District Plan and paragraph 116 of the NPPF. Therefore, this should be given weight in the determination of this application.
- 7.19 The full extent of the application site lies within Flood Zone 1 which has a low risk of flooding from rivers (and the sea). The proposed development area is not at risk of alternative sources of flooding including surface water flooding, groundwater flooding or flooding from reservoirs.
- 7.20 An outline drainage scheme has been prepared by Furse Landscape Architects that incorporates SUDS principles and a balancing pond to ensure that water discharged into the lower northern pond does not exceed the existing green field run-off rate in accordance with policies DP41 of the Mid Sussex District Plan and SD50 of the South Downs Local Plan.
- 7.21 This application is submitted to you for your favourable consideration.

Appendix A

Joe Clayton
The Bungalow
Hascombe Farm
Horn lane
Woodmancote
West Sussex
BN5 9SA

05/12/2024

Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Planning Team,

Subject: Support for Equestrian Facility Planning Application at East Wood Farm, Shaves Wood Lane, Albourne, BN6 9DY

As a Team GB International Showjumper, I am writing to express my strong support for the proposed equestrian facility at East Wood Farm. The development of this site will provide an invaluable resource for myself as an international rider and for the Applicant's and their son (Luca).

- The facilities will enable myself to train and mentor the Applicants' son, Luca, who is an up-and-coming talent aiming for top-level competition.
- The location is ideal, being situated close to key showjumping venues such as Hickstead, Brendon Stud, and Hascombe Farm, making it a practical base for both training and travelling to competitions.
- The indoor arena will ensure horses can be exercised and trained regardless of weather conditions, and the outdoor arena is perfectly suited for constructing a full BSJA-standard course.
- Having top-class facilities, such as a horse walker and sufficient stabling, is essential for maintaining the fitness and health of competition horses.

I fully support this application as it will benefit not only the Applicants and their horses but also the broader equestrian community by providing jobs for grooms and indirect jobs for farriers, vets, feed suppliers etc. The proposed facility will contribute significantly to the development of the Applicants and my horses and I look forward to utilising the facility.

Yours sincerely,

Joe Clayton
Team GB International Showjumper

Appendix B

Dear Sir / Madam

Re: East Wood Farm, Shaves Wood Lane, Albourne – Proposed Equestrian Facilities

My name is Luca Cullum (Applicant's Son), and I am writing in support of the planning application for the equestrian facility at East Wood Farm. As a young rider dedicated to progressing in the sport of showjumping, I believe this facility is essential to my development and success at the highest levels of competition.

- The proposed indoor arena will allow me to train my horses consistently throughout the year, regardless of weather conditions. This is crucial for maintaining the fitness and readiness of my horses, especially during the winter months when outdoor training can be limited.
- The outdoor arena is designed to accommodate a full BSJA-standard course, which will help me practice the technical skills required to compete at elite levels.
- The facility will also allow me to develop and bring along horses of all ages, ensuring they are trained in a safe and professional environment.
- Having all my horses based at East Wood Farm, along with the support of my trainer Joe Clayton, will provide the structure and resources I need to improve as a rider and competitor.

I am deeply passionate about showjumping and hope to represent my country in the future. This facility is a vital part of my journey and will allow me to train effectively and achieve my goals in the sport.

Thank you for considering this application. I hope you will see the value this development will bring, not only to me but to the equestrian community as a whole.

Yours sincerely,

Luca Cullum

Press Article on the Hickstead Win in July 2024



SPORT

Hurst College clinch a Hickstead double

Equestrian
Hickstead
Photo: @equestrianist on X

Hundreds of young riders from schools across the UK gathered at Hickstead for the 60th Hurst College National Schools Jumping Championships.

There was a double celebration for local school Hurst College, which has been the title sponsor of this competition since 2008, when they lifted both the National Senior Schools Team and Individual finals.

The winning team comprised Half Hickby Skyline, Emma Perrett Jackson Vint, Luca Cullum Funnell (Quality Kinder Surprise) and Lyla York Johnson Gander, with Ralf also taking individual honours. Three clear rounds was enough to clinch the team title, ahead of runner-up Cranleigh on four faults.

In the individual final, Ralf posted the fastest clear in the 90-strong jump-off to take the title. "I've had my horses for about a year, so we've had some time to get to know each other," said Ralf. "What can I say, I'm just so proud of the horse, and delighted for Hurst - it's great to come back from one of our own events with two wins."

Team manager Tracey Pargeter added: "I'm so



Hurst College National Schools Jumping Championships winners at the National Schools Jumping Championships

proud of the team, they've never won the Team competition before," she said. "Especially for Emma and Luca, as it's their last year at Hurst, so they're leaving on a high. They've worked so well as a team, and it's all come together today."

The all-girl team from Starn School took the Hurst College National Junior Schools Team Final, finishing just 20 seconds ahead of last year's winners, Guildford High School.

Starn was represented by 14-year-old twins Rose

Dalrymple (KMP Heart's Desire) and Alicia Dalrymple (KMP Alluminaire), alongside a team mate, Bethan Reynolds (Russet V), who is 12, and 10-year-old leaders Lawrence (Tullyvinn Grey Lady). All four were making their Hickstead team debut.

"My mare is only five, and this is her first big competition, so I wasn't expecting to get in the main ring let alone win today," said a delighted Alicia.

The Junior Individual title went to Jack Dalton from Claremont School, after

the narrowest of victories. Nearly half of the 68 starters jumped a double clear, with Jack and his pony Magic Maria crossing the finish faster than all of them. Their time of 35.34sec put them just 0.07sec ahead of runner-up Sandy Hourigan and Drumlin Silver from St Margarets of Collier Street.

Jack is the son of well-known showjumper Ben Dalton. "I've had this pony for just over a year, and we came third in this final last year," said Jack.

The first class to take

place in the International Arena was the Hickstead Elite 1.0m NSA Individual Championship, which was won by 16-year-old Amelia Keen and Forked Lightning.

The pair had been at last year's Al Shiraaa Hickstead Derby Meeting to get some practice jumping on grass before today's competition.

"I've had her for two years, and she's a bit crazy - she does what she wants! But she loves her job," said Amelia, who plans to do plenty more showjumping competitions during the summer holidays.

Howard takes golf day honours

Cuckfield Golf Society held their latest golf day at Lewes Golf Club.

It was sponsored by the Rose & Crown Cuckfield, who were thanked for their continued support.

This event was the Nick Ralph Memorial Trophy, one of the society's founder members who sadly passed away far too early.

Twenty-two members turned out on a lovely sunny day to play this lovely course overlooking the county town of Lewes.

They found the course in fine condition which reflected in some very good scoring.

Howard Duff won the day with 37 points, close in second was Tim Radmall and Steve Towler was third.

The longest drive was won by Stewart Tidy and nearest the pin in three by Robin Beer. There were also prizes for nearest the pin on all par three holes.

In the absence of captain Steve Young, Jimmy Skakin presented the prizes with Sue Ralph. See below.

CRICKET

Haywards Heath CC's winning run in Division 2 of the Sussex Cricket League ended at Ifield, where the hosts lost six wickets in overwhelming fashion to a total of 183 all out.

Heath skipper Callum Smith elected to bat and his 49, backed up by 71 from Guy Moore, helped the visitors along on what looked a tricky day for batting.

In reply, 73 from Mike Norris led Ifield home despite Chris Albery taking 3-25. Heath remain top 13 points clear of Buxted Park.

On Saturday, Heath host Burgess Hill. More cricket at sussexcricket@sussexcc.co.uk



Winner Howard Duff receiving the trophy

Harriers duo relish London to Brighton race

Haywards Heath Harriers duo Simeon Wishlade and Carl Ricknell took part in the London to Brighton race.

The challenge is to complete the 69km road and trail race starting in Old Deer Park in Richmond and finishing at the Brighton Racecourse.

Simeon said: "Having never run more than a marathon, a couple of years ago I was inspired by Shelagh running the South Downs Way 100 and was curious to see how far I could push myself."

"This was a really enjoyable run (at least 93km out of the 100km were) but Hampton Road and beyond was tough at the end."

"I was glad to put to bed the disappointment of pulling out of the SDW 100 a month earlier."



Simeon Wishlade and Carl Ricknell at the London-Brighton race

What a test! I guess 100 miles seems like the next distance!" Carl said: "I took part in the Action Challenge London-

Brighton 100k from Richmond, Surrey to Brighton racecourse. "It was very well organ-

ised with excellent signage and comprehensive aid stations, some of which served hot food."

"The route varied from riverside to towns and suburban roads and then country lanes and footpaths."

"Of course, there were the obvious challenges of getting over the North and South Downs! But the route was generally more undulating and muddier than I had expected."

"I got a much-needed boost at the 75k point which just happened to be in Lindfield, very close to home, where local friends turned out to cheer me through."

"The last 15k was at night with head torches and the climb over the South Downs

in the closing stages was tough. The weather was perfect for runners apart from some rain in the final few kilometres. I crossed the finish line in just over 18 hours after a welcome complimentary cup of bubbly awaited me!"

Simeon finished in 50th place in a time 13hr 8min 39sec.

Carl finished in 277th place in 18.11.14.

In other Haywards Heath Harriers news, Kim Loran in the Maverick Dorset event, which was a trail race of about 18 miles.

She finished in a time of 2hr 48min 40sec. See more from Haywards Heath Harriers at sussexcricket@sussexcc.co.uk

Appendix C

6th Decemeber 2024

To whom it may concern

Re – Planning application at East Wood Farm

I currently act as the veterinary surgeon providing veterinary care for the string of top class show jumpers that are competed by Luca Cullum, the applicant,s son.

Luca is a talented young rider, aiming to compete at the very highest level. In order to achieve his goals he requires a training centre from which to be based. This establishment needs to be within easy reach of local competition centres, which East Wood Farm is, being situated in close proximity to Hickstead, Pyecombe and Hascombe competition show grounds.

An equestrian training facility needs to have enough stables and facilities to ensure that the horses can be managed in an optimum way to maintain their health and fitness. The proposed development at East Wood Farm will allow to the horses maximise their potential as athletes; the indoor school, appropriately sized outdoor arena and the horse walker will be essential features of this training yard, facilitating exercise all year round.

I fully support the proposed development at East Wood Farm.

Yours faithfully



Dr Ed Lyall BVetMed CertEM MRCVS

Appendix D

Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

12/12/2024

Planning Application for Equestrian Facility: East Wood Farm, Shaves Wood Lane, Albourne

To Whom it may concern

I write this letter in support of the above proposed planning application for the East Wood Farm equestrian facility.

I have been a qualified Chartered Physiotherapist since 2003 and an ACPAT Chartered Physiotherapist since 2008 where my case load has predominantly been treating equine performance and leisure horses. This 16 years worth of equine physiotherapy experience has given me a good understanding of what facilities are required to maintain the musculoskeletal health of horses in performance work.

In my experience horses that are in any kind of performance work require an arena at home with a good surface where they can be worked regularly to help to maintain their aerobic fitness and muscular strength. This work has to be regular and carried out for at least 4-6 days a week. When considering a yard of upto 14 or so horses, it is not economically viable to travel them to a yard with school facilities on a daily basis to work them. This would increase road use in the local area unnecessarily, adding to noise and exhaust pollution for local residents on a daily basis. Having two schools on site both one indoor and one outdoor, allows for the horses to be exercised in all weathers more efficiently and safely with less impact on the local environment.

At the top elite level in particular, equine injuries can occur but prevention is everything. To have facilities on site to keep horses mobilising, occupied and interested is vital.

When injuries do occur certain levels of care are required. Horses often require a period of rest in a stable or isolation box and then a gradual return to exercise to aid healing rates of scarred or injured tissue. The sooner these healing applications are applied often the better the outcome and return to function for the equine athlete. Facilities such as a horse walker allow for safer walking exercise to be carried out that is slow, gradual and low impact.

Should you require any further information please do not hesitate to contact me.

Kind Regards

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