

AL17109

Northfields Farmhouse
Fontwell Avenue
Eastergate
Chichester
West Sussex
PO20 3RX

Planning Consultant
Arun District Council
1, Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

DESIGN + ACCESS STATEMENT

Re: Planning application for Riding Menage/Sandschool
1st March 2009

Dear Sir/Madam,

Thank you for considering our application for construction of a riding ménage at the above property.

We bought the Farmhouse and associated 2.5 acres of land in 1995, a further 2.5 acres in 2007, and have kept horses here for our children for over 10 years. Initially they were able to ride along Fontwell Avenue to access bridleways or sandschools at other properties in order to exercise the horses, but the road has become prohibitively busy with traffic, including frequent very large lorries, travelling at well above the speed limit, and refusing to slow down. Our children have recognised British Horse Society qualifications in Riding and Road safety, but it is now not possible to ride out from home.

There is almost no provision of parking for horse boxes near bridleways, and these few spaces are becoming increasingly busy. For example, the designated parking area at Whiteways on the A29, is often full of cars and articulated lorries, and at best will only take 3 to 4 horse boxes due to the large turning circles and loading access required.

We are now limited to exercising in the paddocks, which are usually too wet and slippery, or too hard, to ride on. Exercising on such surfaces not only ruins the grazing, but is also likely to result in injury to the horses, and in potentially serious or fatal accidents to our children if the horses slip over, which indeed they have.

We would, therefore, welcome permission to construct a ménage, in a pre-existing small, level paddock alongside our garden, and already fully screened by mature hedging. (**Documents 3 and 4**). It is bordered on 3 sides by our own land, and is not overlooked by any neighbouring houses. The 4th side is directly adjacent to our neighbour's ménage, not visible from their house, and fully screened by a bank and hedge. (**Documents 3 and 5**). Four out of the five neighbouring properties are fully equestrian in nature, 2 being livery yards and at least 3 of them having a ménage/sandschool.

No trees, hedging or wildlife would be affected by the school, excepting the occasional rabbit, and we have ourselves planted thousands of native mixed hedging plants and trees over the last 13 years, actively encouraging and providing habitat for wildlife.

Construction:

45m x 30m max (irregular shape)

Drainage ditches, to be filled with stone.

Permeable membrane

Surface layer of mixed equestrian grade sand and recycled rubber chips, contained by wooden kickboards.

Access during construction would be via our driveway and existing gateways within our property. **(Document 4)** Once constructed, access to the area for horses and maintenance would again be via existing gateways and without the need to use public roads.

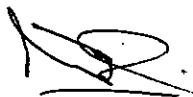
We are pleased to note that retrospective planning permission has very recently been given to our immediate neighbours for their ménage (ref AL/85/08) sited on grazing land and with drainage ditches and pipes. **(Document 5).**

We also note from the document list included in this application a letter from **Miss Kate Attrill, Senior area Planning Officer to Mrs Leeson, Development Control**, dated 22/10/2008. **(Document 6).**

This advises that there is no objection, on environmental grounds, to a riding ménage on the site. Since this applies to land immediately adjacent to our own application site, we would hope that the same would be true for this area. We note the guidance from 'Code of good agricultural practice for the prevention of pollution of water', and 'Pollution prevention Guidelines No: 24-Stables, kennels and catteries' and confirm that we will adhere to these.

Thank you for considering this application, and we would be very pleased to clarify any details. Since the site is **NOT** accessible from public areas, and is accessed via gates which may allow horses access to main roads, please contact us as indicated for any proposed site visit.

Yours faithfully,

Dr Sarah and Mr Michael Cole

DOCUMENTS:

1. Estate Agent advert 2001
2. Site plan
3. Site viewed from Garden, looking South West
4. Site viewed from South (Note Access gate, sycamore trees outside area, garden on right)
5. Adjacent neighbour's recent development viewed from proposed site.
6. Arun District Council letter :*'No objection' on environmental grounds to adjacent ménage October 2008*