

Design & Access Statement

PROPOSED ALL-WEATHER SHOWJUMPING PRACTICE ARENA TO
SUPPORT EXISTING TRAINING YARD

Highground Barn, Highground Lane, Barnham.



Proposed All-Weather Showjumping Practice Arena to support
Existing Training Yard at Highground Barn, Highground Lane, Barnham.

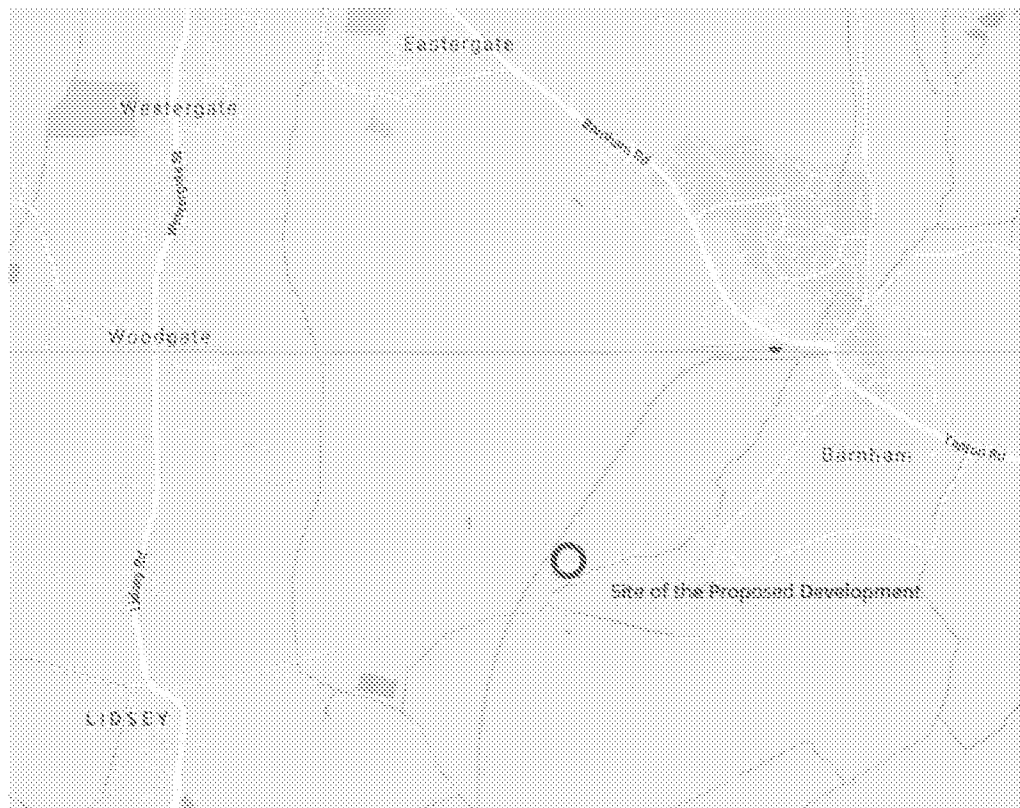
CONTENTS

- 1.0 INTRODUCTION
- 2.0 EXISTING SITE AND AREA APPRAISAL
- 3.0 DEVELOPMENT PROPOSALS
- 4.0 ACCESS ISSUES
- 5.0 SUMMARY
- 6.0 ADDENDUM

Proposed All-Weather Showjumping Practice Arena to support Existing Training Yard at Highground Barn, Highground Lane, Barnham.

1.0 INTRODUCTION

- 1.1 This document has been prepared in support of the Detailed Planning Application for the Proposed All-Weather Showjumping Practice Arena at Highground Barn, Highground Lane, Barnham on behalf of the applicant Mr Terry Alan Bedford & Mrs Elaine Susan Bedford.
- 1.2 The purpose of this document is to provide an overview of the existing site together with details affecting the design of the Practice Arena.



The site at Highground Barn is located approx. 1km Southwest of Barnham and 1.5 km South of Eastergate.

- 1.3 The proposals will see the construction of an All-Weather Practice Arena on land currently in use as an equestrian turn-out paddock. The proposed training facility will be used by high level competition horses stabled at the site.

Proposed All-Weather Showjumping Practice Arena to support
Existing Training Yard at Highground Barn, Highground Lane, Barnham.

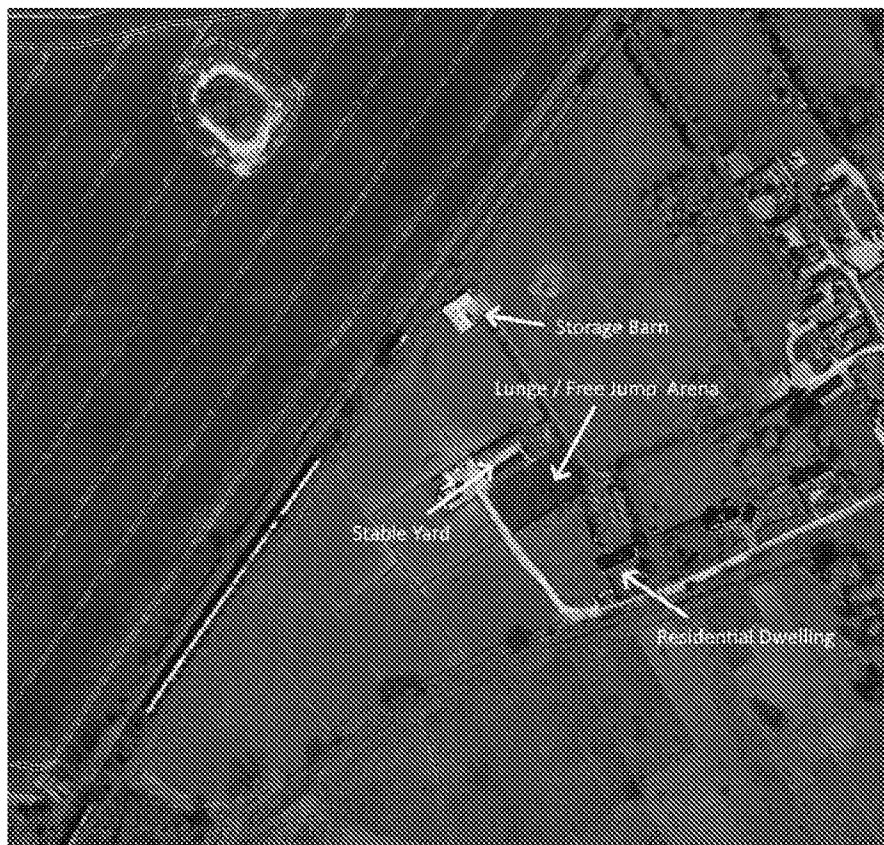
- 1.4 The land in question forms part of a private training yard which is used by the applicant's daughter and son-in-law both of whom compete at International Level.
- 1.5 The Proposed Practice Arena has been designed to provide a safe environment where riders can jump fences of a height similar to those used in competition.
- 1.6 Construction of the Practice Arena will avoid horses having to be regularly transported to and from off-site training facilities.
- 1.7 The Proposed Practice Arena will be used solely by the applicant's daughter and son-in-law, the achievements of both can be found within the addendum of this document.
- 1.8 A number of plans have been submitted in support of this detailed application including;
 - Site Location Plan
 - Existing Site Plan
 - Proposed Site Plan
 - All-Weather Surface Details.

2.0 SITE AND AREA APPRAISAL

- 2.1 The proposed site comprises around 18 acres of grass turn-out paddock with the applicant's stable yard at its centre. The applicant's dwelling Highground Barn lies to the South of the site.
- 2.2 The site is predominantly level and is bordered by mature trees and hedgerow. A train track separates the site from open countryside to the North and West. Highground Lane runs to the South with the site in question being at the end of the Lane.
- 2.3 The closest neighbouring properties to the site include Highground House and Orchard End both of which are accessed from Highground Lane. These properties lie approx. 100m to the South of the proposed arena separated by equestrian turn-out paddocks, mature trees and hedgerow.
- 2.4 The applicant's dwelling Highground Barn occupies an area adjacent to the site entrance approx. 100m from the existing stable yard.
- 2.5 To the North of the site close to the train tracks is a detached storage barn which includes isolation stables. To the East of this building is an open stoned-up storage area which is connected to the stable yard via stone track.
- 2.6 Equestrian and storage buildings at the site are single storey timber buildings whereas Highground Barn is a two-storey building of traditional stone/tile construction.
- 2.7 Parking associated with the equestrian use is on a concrete hardstanding close to the stable yard, parking associated with the residential use is situated adjacent to the applicant's dwelling.

- 2.8 The existing stable yard is in private use and accommodates thoroughbred competition horses belonging to the applicant's daughter and son-in-law.
- 2.9 Both the applicant's daughter and son-in-law compete at International Level. The existing equestrian facilities at the site are therefore of a professional standard and include training facilities which are specific to equestrian outdoor sport.
- 2.10 To the South of the stable yard is an all-weather free jump area. This facility allows horses to practice jump fences without a rider. Whilst this facility is crucial to the horses training regime it does not provide sufficient space for riders to practice Showjumping.
- 2.11 Currently horses are transported to and from Practice Arenas on a daily basis, these essential training facilities provide safe working environments for training in advance of competitions. Transportation of horses off-site subsequently increases traffic along Highground Lane and also limits the amount of time that can be committed to training.
- 2.12 It is the applicant's intention to construct an All-Weather Showjumping Practice Arena on land currently in use as grass turn-out paddock with direct access from the existing stable yard. This proposed training facility will be of a scale large enough to allow the applicant's daughter and son-in-law to safely train on site.

Proposed All-Weather Showjumping Practice Arena to support Existing Training Yard at Highground Barn, Highground Lane, Barnham.



Aerial image showing existing site (above) with position and scale of Proposed All-Weather Practice Arena in relation to existing stable yard (below)



Proposed All-Weather Showjumping Practice Arena to support
Existing Training Yard at Highground Barn, Highground Lane, Barnham.



***Existing stable yard (above) with site of the Proposed All-Weather Showjumping
Practice Arena (below)***



3.0 DEVELOPMENT PROPOSALS

- 3.1 The site of the proposed development has been chosen due to its level topography and close proximity to the existing stable yard.
- 3.2 This particular area of the site is aligned with the proposed use as it is currently used as equestrian turn-out.
- 3.3 The proposed site is clear of trees and hedgerows and is well screened from neighbouring properties and the public highway.
- 3.4 Construction of the Proposed All-Weather Showjumping Practice Arena will entail replacement of the existing topsoil with a specialist equestrian surface material. The all-weather surface will be beige in colour being predominantly natural sand.
- 3.5 No perimeter fencing will be installed under these proposals. The edge of proposed arena surface will be formed by a low-level timber edge board that will be used to retain the all-weather surface. Based on the flat topography of the site and the position of existing trees and hedgerow, visual impact of the new arena on the landscape will be limited.
- 3.6 Access to the Proposed All-Weather Showjumping Practice Arena will be provided via the existing stoned-up track which connects this area of the site to the existing stable yard.
- 3.7 There are no proposals for external lighting under this application.

4.0 ACCESS ISSUES

- 4.1 There are no proposals to alter or replace the existing vehicular and pedestrian access to the site.
- 4.2 It is anticipated that these proposals will reduce the number of horsebox trips to and from site as horses will no longer have to be transported off-site for training purposes.
- 4.3 Parking for equestrian vehicles will be located close to the stable yard on existing hardstanding as is currently the case.
- 4.4 Pedestrian and vehicular access and parking arrangements associated with Highground Barn will remain unaffected by the works.

5.0 SUMMARY

- 5.1 This Design and Access Statement is submitted in support of the Detailed Planning Application for the Proposed All-Weather Showjumping Practice Arena at Highground Barn, Highground Lane, Barnham on behalf of the applicant Mr Terry Alan Bedford & Mrs Elaine Susan Bedford.
- 5.2 It is proposed that part of an existing equestrian turn-out paddock be replaced by an All-Weather Showjumping Practice Arena.
- 5.3 The proposed arena will be used solely by high level competition horses stabled on site as part of their daily training regime.
- 5.4 The existing site is currently used as a private training yard for the applicant's daughter and son-in-law both of whom compete at International Level. The Proposed Practice Arena will support these riders throughout their careers.

Proposed All-Weather Showjumping Practice Arena to support
Existing Training Yard at Highground Barn, Highground Lane, Barnham.

- 5.5 There are no proposals for external lighting under this application.
- 5.6 Transportation of horses to and from similar sized Practice Arena's off-site will cease leading to a significant reduction in traffic movements along Highground Lane and the wider highway network.
- 5.7 It is considered that this application will have limited impact on the site as a whole, it will however support a private high-level competition training yard which is consistent with outdoor sport and equestrian use. The proposals will see a reduction in traffic along Highground Lane and will have limited impact on the landscape character of the site. On balance we feel the proposed use is well aligned with local and national planning policy and as such should be supported.

6.0 ADDENDUM

- 6.1 My daughter and her husband currently keep their horses on my property, they have both previously been very successful in competing and producing horses; my daughter in particular was selected for a government funded program with British Showjumping called "Step up to Gold" in 2017-2018, only 8 riders are selected every year within the UK, the program is supported by "Sport England" and helps up and coming riders to progress to the top of the sport.
- 6.2 My daughter has represented Great Britain in International Showjumping competitions over the years. My son in law has also represented Great Britain and was part of the British Dressage Young Rider squad in 2005, he has also produced Dressage horses that have represented Great Britain as travelling reserve for the World Young Horse Championships in 2012 & 2013. They have both competed at the National Championships in their spheres over the years and have a number of National Championship titles to their names.
- 6.3 There are numerous reasons my daughter and her husband need a new Practice Arena on our property, I would like to stress that this new arena is solely for their use, and will not be hired out, or used in any other way. The property is our home and we do not want any added traffic or use.
- 1) They are currently loading their horses onto a lorry to travel to local centres in order to train and produce them ready for competitions, the nearest suitable practice arena is some distance away. This regular loading and unloading of the horses is increasing traffic for our neighbours and also has a contribution to emissions.

- 2) Our free jump area at home is too small to allow safe training practice, it still plays an important role in exercising and training the horses but is well below the regulation size for Showjumping and Dressage. The horses stabled on site jump at Grand Prix level, a practice arena needs to allow sufficient space for this if it is to be fit for purpose.
 - 3) We have in the past tried to use the free jump area for Showjumping practice but the restricted nature of this space coupled with the type of training needed puts undue stress and strain on the horses lower limbs, this causes lameness and regular visits from their vet, the common injuries sustained are ligament and suspensory damage.
 - 4) The existing surface on our free jump area is 18 years old now, at the time of installation it was one of the best surfaces available, surfaces have improved massively over the years and we plan to put in a surface on the new arena that is biomechanically proven to help maintain soundness for the horses and reduce ligament & suspensory damage.
- 6.4 We need to keep the existing free jump area as it can be used for lunging, exercising and rehabilitation of the horses. This area also proves essential all-weather turn-out in the winter when the ground is frozen which is so important for the horse's wellbeing on a mental & physical front.
- 6.5 The positives to us being able to build the new practice arena will mean less traffic for our neighbours as my daughter & her husband will be able to train at home, and will no longer need to transport their horses to practice arenas outside of the locality, all of their training can be done on site.

Proposed All-Weather Showjumping Practice Arena to support
Existing Training Yard at Highground Barn, Highground Lane, Barnham.

- 6.6 The practice arena means less stress and strain on the horse's lower limbs, improving their soundness and improving their general health and wellbeing.
- 6.7 The new practice arena will help my daughter and my son in law to continue to successfully produce horses that represent Great Britain in UK and International competitions. They are both currently competing in International competitions and at Grand Prix level, the practice arena will allow training to closely replicate the competition environment thus improving their riding skills and technicality which will no doubt lead to success for GB in future competitions.