

PLANNING, DESIGN & ACCESS STATEMENT

Replacement Farmhouse including Farm Office, Replacement Barn, Extension to Stables, Replacement of Sand School and Other Equestrian Facilities.

Goose Green, Hoe Lane, Binsted, Arundel, BN18 0LQ.



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1. INTRODUCTION

- 1.1. This Planning, Design, and Access Statement has been prepared by *Richard Meynell Ltd Architects & Surveyors* on behalf of the Chandler Family to assess the context, design, sustainability and access considerations for the proposed scheme.
- 1.2. This document makes a full assessment of the form, design & size of the proposal as well as sustainability and access considerations. Separate Ecology, Heritage and Visual Impact Assessments have been undertaken and should be read in conjunction with this report.
- 1.3. This statement forms part of a Full Planning Application for:
 - Replacement Farmhouse, including farm office and garage
 - Replacement Barn,
 - Extension of the existing stable building,
 - Replacement and relocation of the existing equestrian sand school,
 - Associated equestrian facilities including horse walker,
 - Replacement of an internal vehicle track and new parking / turning area,
 - Soft landscaping and screening including 120m of native hedge and restoration of a further 150m to the perimeter of the site.

Application Description: Replacement Farmhouse with Farm Office and Garage, Replacement Barn, Extension of Existing Stable Building, Replacement Sand School and Associated Hard and Soft Landscaping. Replacement internal trackway.

- 1.4. The report should also be read in conjunction with the submitted drawings and supporting information including:
 - Existing Site and Location Plan - GG.1098-00 rev C
 - Proposed Site Layout Plan - GG.1098-01 rev C
 - Existing House Ground Floor Plan - GG.1098-02H
 - Existing House First Floor and Roof Plan - GG.1098-03H
 - Existing House Front and Rear Elevations - GG.1098-04H
 - Existing House Side Elevations - GG.1098-05H
 - Proposed Farmhouse Ground Floor Plan - GG.1098-06H rev C
 - Proposed Farmhouse First Floor Plan - GG.1098-07H rev C
 - Proposed Farmhouse Second Floor Plan - GG.1098-08H rev B
 - Proposed Farmhouse Roof Plan - GG.1098-09H rev B
 - Proposed Farmhouse Front and Rear Elevation - GG.1098-10H rev C
 - Proposed Farmhouse Side Elevations - GG.1098-11H rev C
 - Proposed Garage Plans and Side Elevations – GG.1098-12H rev A
 - Existing Stable Plans and Section - GG.1098-02S rev A
 - Existing Stable Elevations - GG.1098-03S
 - Existing Stable Plans and Elevations - GG.1098-04S
 - Existing Stable Store Plans and Elevations - GG.1098-05S
 - Proposed Stable Plans and Sections - GG.1098-06S rev C
 - Proposed Stable Elevations - GG.1098-07S rev C

- Existing and Proposed Stable Rear Elevation - GG.1098-08S rev B
- Existing Mixed Use Barn - GG.1098-09S
- Proposed Mixed Use Barn - GG.1098-10S
- Proposed Landscaping Plan – GG.1098-02L
- Heritage Statement
- Visual Impact Assessment
- Phase I Ecology Survey and Impact Assessment (with recommendations)
- Site Photographic Schedule
- A Supporting Statement from the Chandler Family and MGC Equine
- CIL Forms

2. SITE & CONTEXT

- 2.1. The application site is edged in red on drawing GG.1098-00 rev C and surrounding fields extend to approx. 9 acres.
- 2.2. The site lies to the south end of the Binsted settlement and is located on the east side of Hoe Lane in a predominantly rural area.
- 2.3. The site itself comprises the existing farmhouse, various associated outbuildings and a sand school (generally in poor condition). Several paddocks and 3 existing buildings are associated with equestrian use. An existing hard surfaced vehicular drive provides direct access onto Hoe Lane. An internal concrete track then links this to the existing stable complex. This main entrance also allows horse riders to connect to a wide network of bridleways and public rights of way in Binsted and the surrounding area.
- 2.4. The main body of the site is set well back from the public highway and is well screened by existing mature trees and substantial conifer hedgerows to the North and West of the site. In consequence the proposals would have a low visual impact on the landscape. Please refer to the 'Visual Impact Assessment' for further information.
- 2.5. The fields and properties immediately to the North of the site and along Binsted Lane comprise a number of smallholdings, primarily in equestrian use and characterised by similar sizeable plots with outbuildings and premises associated with equestrian or rural business use. The *Bramble barn* complex and *Bee Bee Kennels and Cattery* along Binsted Lane are good examples of similar land holdings in the immediate area.

The land to the South and West of the site is farmed by the Chandler family and also provides additional grazing paddocks for the existing equestrian business. The land extends to just over 200 acres in mixed agricultural and equestrian use.



Figure 1: Goose Green (indicated by red line) in context of nearby land holdings (Google, 2021)

3. PLANNING HISTORY

- 3.1. The site is not known to have any prior planning history (since 1992 when Local Authority records are available).

4. PLANNING POLICY CONSIDERATIONS

- 4.1. Section 38 (6) of the Planning and Compulsory Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

- 4.2. The Development Plans for Arun District and Walberton Parish comprise:

- Adopted Arun Local Plan (2018)
- Walberton Neighbourhood Plan (2021)

The specific policies of relevance to this application are summarised in the list below.

Arun Local Plan 2011-2031

- 4.3. The Arun Local Plan 2011-2031 was adopted by resolution of Full Council on 18th of July 2018 and is considered to be up-to-date.

The following policies are relevant to the determination of this application:

- SD SP1 – Sustainable Development
- C SP1 – Countryside
- SO DM1 – Soils
- EQU DM1 – Equine Development
- D SP1 – Design
- D DM1 – Aspects of form and design quality
- D DM4 – Extensions and alterations to existing buildings (residential and non-residential)
- ECC SP1 – Adapting for Climate Change
- T SP1 – Transport and Development
- HER DM1 – Listed Buildings
- ENV SP1 – Natural Environment
- W DM2 – Flood Risk

Adherence with the above-mentioned policies will be referenced within the relevant sections of this statement.

Walberton Neighbourhood Development Plan 2019 - 2031 (2021)

4.4. The Walberton Neighbourhood Plan is considered to be a material consideration and relevant policies within the plan comprise the following:

- Policy VE 3 - Protection of Trees and Hedgerows
- Policy VE 7 Surface Water Management
- Policy VE 8 'Unlit village' status
- Policy VE 9 Rural Buildings
- Policy VE10 2020 Biodiversity Corridors (NEW)

Of particular relevance to this application are the paragraphs on p.23 which explain that;

"In the Parish there are approximately 200 horses stabled..." and also that *"...the quiet lanes in Binsted..."* are well suited to horse riding.

The local equestrian businesses [within the parish] serve amateurs and professionals, and cater for visitors as well as parishioners. They have a combined estimated turnover in excess of £750,000 p.a., and the sector is a significant contributor to the local economy.

National Planning Policy Framework and Guidance

4.5. At national level the National Planning Policy Framework (NPPF) sets out the Government's most up-to-date policies against which all Development Plans should be prepared, and planning applications assessed. It is a material consideration that carries substantial weight.

There is no specific national policy or advice in relation to equine uses, although the NPPF does support a prosperous rural economy, together with land-based rural businesses and leisure uses.

Relevant paragraphs within the NPPF include paragraphs:

Paragraph 8: Three dimensions of Sustainable Development

Paragraphs 11-14: The Presumption in favour of Sustainable Development

Paragraphs 47-50: Determining Applications

Paragraphs 124, 127, 128, 130: Achieving Well-Designed Places

Paragraph 174: Conserving and Enhancing the Natural Environment

Paragraphs 212, 213: Implementation

At paragraph 8, the Framework sets out the overarching objectives of the planning system to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it states that there should be "presumption in favour of sustainable development" and sets out what this means for decision taking.

At the heart of the NPPF is a presumption in favour of sustainable development. This is set out at Paragraph 11 which states that local planning authorities should meet their objectively assessed development needs and grant development proposals that accord with up-to-date development plans unless:

“Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole; or Specific policies in the Framework indicate development should be restricted.”

The NPPF also states that development proposals that accord with the development plan should be approved without delay.

Paragraph 127 of the NPPF, in so much as it relates to impacts on the character of an area goes on to state:-

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Paragraph 130 states planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision taker as a valid reason to object to development.

Paragraph 174 outlines that decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils. Proposals should also recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services and where possible provide net gains for biodiversity.

Other Relevant National Policy Guidance

- 4.6. The Department for Environment, Food and Rural Affairs Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids has been taken into account as part of this application and requires that appropriate land is available for each horse (allowing around 0.4ha per horse) although horse size, stable availability and activity management must all be taken into account.

Owning and caring for horses, particularly show jumping horses (which may be likened to elite athletes) is a big responsibility with long-term caring and financial commitment. The law under the Animal Welfare Act also requires owners to ensure that any horse, pony, donkey or mule has:

- A suitable environment to live in
- A healthy diet
- Is able to behave normally
- Has appropriate company
- Is protected from pain, suffering, injury and disease

Designations

- 4.7. The affected areas of the site are in a countryside location but have no special designations. Nor will proposals have an impact on the setting of the South Downs National Park (SDNP) which is notably some distance (approx. 600m) to the North of the site.

Reference to Arun District Council's Green Infrastructure Network has been made which indicates that the site does not form part of a Green Infrastructure Corridor (GIC). A biodiversity opportunity area is identified outside of the site to the East and South sides.

The Neighbourhood Plan also makes provision for biodiversity corridors and two of these are adjacent to the site (*9. Lake Copse Connections* & *10. South of Manor House*). Importantly, opportunities for improving biodiversity form part of these proposals (see item 5.6 Landscaping and Ecology).

Flood Risk and Contamination

- 4.8. The affected areas of the site are identified as being within Flood Zone 1 and is at very low risk of flooding from rivers or the sea or surface water.

The use of SuDS for the proposals also means that there would be no net increase in surface water run-off in accordance with Local Plan Policy W DM3 and the Neighbourhood Plan Policy VE 7.

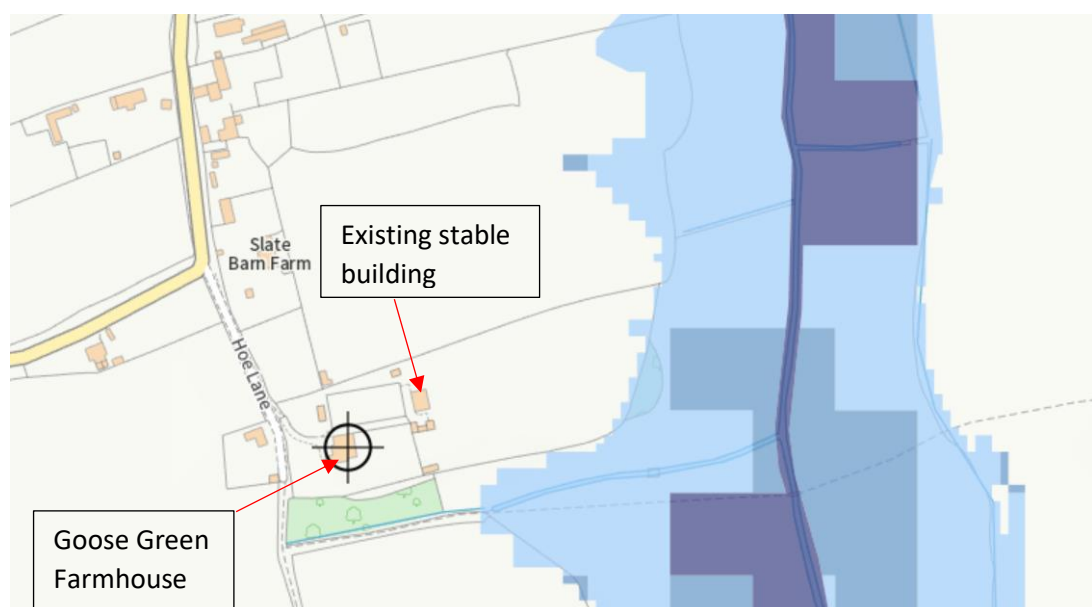


Figure 2: Extent of Flooding from Rivers or the sea (Environment Agency, 2021)

5. PLANNING ASSESSMENT

- 5.1. The application site is located outside of the built-up area boundary, within a countryside location. As such, the most relevant policy relating to the site is C SP1 of the Arun Local Plan. This states that areas defined as countryside will be recognised for its intrinsic character and beauty.
- 5.2. The principle of the proposed replacement dwelling is not a consideration of the application, as a result of the fact that the residential principle is established on site. The proposal does not result in any increase in residential units on site, as the demolition of the existing building is part of the proposal. Therefore, the considerations of the dwelling are limited to its design, and impact upon the local area.
- 5.3. The dwelling can be seen to be of a high quality of design, and utilises a palette of materials which is well suited to a rural location. The design of the building is very traditional, and seeks to retain some design cues of the host dwelling including the use of sloping and hipped roofs, which reduce the visual bulk of the dwelling. Further, the overall height of the building has been reduced when compared to the existing dwelling, in order to reduce any harmful impact upon the character of the locality. As such, when considered against D DM1 of the Arun Local Plan, it can be considered that the proposed development does not result in a harmful impact upon any of the criteria of this policy, as it can be seen to create an attractive building, which does not result in any harmful impact upon the character of the locality.
- 5.4. The building will be set deeper within the site when compared to the existing dwelling, which can be considered to reduce any potentially harmful impact of the dwelling upon the nearby designated heritage asset, in accordance with HER DM1 of the Arun Local Plan.
- 5.5. The proposed development does not result in any harmful impact upon the amenities of neighbouring occupiers by way of overbearing, or overshadowing impacts. This is as a result of the significant separation distance the proposed development is sited from nearby occupiers, and the boundaries of the application site. Further, the mature boundary foliage which screens any potentially harmful views which may result in a harmful loss of privacy.
- 5.6. C SP1 of the Arun Local Plan goes on to state that development will be permitted where it accords with any of the criteria (a)-(f). The proposed works to the stable building and the other equestrian facilities are considered to accord with criterion (f) of this policy, as the proposal can be considered to be in accordance with other policies within the plan which relates to a specific use or type of development. In this case, this would be Policy EQU DM1, which relates to Equine Development.
- 5.7. EQU DM1 of the Arun Local Plan relates to equine development and sets out the criteria that horse related development will be assessed against. This is considered as follows:

“a) It will make use of existing buildings wherever possible and ensure that new buildings and structures are of a high standard of design and satisfactorily blend into the landscape in terms of their siting, design and materials;”

The proposed works to the stable building and equestrian facilities seek to make as much use of the existing buildings and structures as possible. This can be seen as the stable block is being extended, rather than knocked down to be replaced. The extensions to the stables are constructed to a high quality of design, using materials to match those existing in order to greater resonate with the rural character of the locality. The extensions have been designed to densify and reduce the potential sprawl of the stable buildings and are of a visual form which seeks to integrate with the existing building. This can be seen as the roof slope, and other design cues have been utilised in the design of the proposal.

Furthermore, the proposal is not considered to have any significantly harmful impact upon the local landscape character and can be considered to “blend into” the landscape, as a result of its siting, design and materials. The stable building is sited over 80m from the street scene of Hoe Lane, and its closest boundary is to the North, which is bordered by large, mature foliage. The sand school, whilst covering a large surface area, is not of a significant built form.

As a result of these factors, the proposed development can be considered to maximise the use of the existing structures at the site, and can be demonstrated to be of a high standard of design to not result in any significant harm upon the local landscape character.

“b) It is well related to the existing bridleway network and the bridle network is sufficient to accommodate the scale of use from the proposed development;”

The site has an existing equestrian use and relates to a minor expansion of the use of the site. The sites relationship to any existing network is unaffected by the development proposal.

“c) The associated access and parking is acceptable;”

The access to the site, and the parking are unaffected by the development proposal. However, the access to the site and the area for parking are more than sufficient for the proposed use.

“d) With reference to the other facilities in the area, the cumulative impact of the development would not have an adverse impact on the character, appearance and amenities of the area, taking account of factors including the likely level of activity to be generated, parking and access requirements and the adequacy of the bridleway network to accommodate additional use arising from the development;”

The impact of the intensification of the use of the site is not considered to result in an adverse impact upon the character of the area, or its appearance. Whilst there may be a very minor increase in level of activity, this will all relate to the use of the site as equestrian. Therefore, the locality will not divulge from its rural character.

“e) That there will be no detrimental impact on water quality;”

The proposal will not result in any harmful impact upon the water quality of the area.

“f) Sufficient land (1-1.5 acres per horse) (33) is available for grazing and exercise where necessary to prevent overuse of the land.”

As a result of the large size of the site, it can be seen that each horse will have sufficient area in order to graze, and to prevent overuse of specific areas of the site.

- 5.8. The development proposal seeks to perform design improvements to tired and run-down elements of the stable buildings. The proposed extensions to the stable building can be seen to appear well-integrated with the existing stable building and have been designed to utilise as much of the existing building as possible, as they amalgamate its existing form. This is as a result of the roof slope, the use of matching materials and the modest form of the extensions. As such, the proposed extensions and alterations to the stable building can be considered to conform with D DM1 and D DM4 of the Arun Local Plan. The proposed relocation and enlargement of the sand school is necessary to accommodate the growth of the equestrian business. The existing sand school is beyond its useful life expectancy and is inadequate in size for show jump training as required by the applicant. The proposed sand school will not form a significant landscape feature within the locality, as a result of the lack of built form associated with this use.
- 5.9. The proposed replacement host dwelling, and barn are considered to be of a high quality of design, and as a result of this, and the significant boundary treatment present the site, the proposed development does not result in any harmful impact upon the character of the locality. Further, the proposed development will not result in any harmful impact upon the residential amenities of nearby dwellings. As such, the proposal can be demonstrated to be in accordance with D DM1 of the Arun Local Plan. The principle of a dwelling is not a consideration of the application as it is a replacement.
- 5.10. The proposed replacement barn is of a traditional style, with simple gable ends, and a shallow pitched roof. Whilst the height of the barn is noted, it can be seen to be necessitated by the need for access by large vehicles. Furthermore, as a result of the use of timber framing and other natural materials, and the significant boundary treatment present at the site, the proposed barn cannot be considered to result in any harmful impact upon the character of the immediate, or wider locality.
- 5.11. The proposed works to the stables, and other equestrian facilities can be demonstrated to be acceptable in principle, as the use of the site within a countryside location can be demonstrated to be in accordance with EQU DM1 and be considered to be acceptable equine development.
- 5.12. Therefore the proposed development can be demonstrated to accord with the relevant policies of the Arun Local Plan, and as such, represents an acceptable development proposal.

6. DESIGN & GENERAL ASSESSMENT

- 6.1. This application seeks to replace and improve the existing accommodation to suit the growing needs of the family and support their rural businesses as part of their working farm and equestrian activities. The existing farmhouse and outbuildings have been poorly maintained and as such are in poor condition with some elements failing or requiring renewal in the short term (see photographic schedule). The house is not considered fit for purpose and does not meet the basic needs of the Chandler family (which comprises 3 generations).
- 6.2. The proposals provide a good opportunity to meet these growing multi-generational needs, support farming and rural business activities and provide a dwelling of high visual quality. The proposals also strive to achieve high standards in terms of environmental sustainability and adaptability which it is hoped will deliver a home for the family and a hub for their rural business activities for generations to come.
- 6.3. The existing mixed-used Barn is of inadequate size to meet the needs of the farming and equestrian activities of the family. The height and orientation do not allow for the storage of large vehicles and machines such as tractors and horseboxes which are a necessary part of the business operations and wider management of the site.
- 6.4. The existing equestrian buildings are in a tired condition or are reaching the end of their useful life expectancy, and as such, these elements shortly require renewal. It is also important to highlight that the existing buildings are not considered to be fit for purpose and do not meet the needs of the applicants. The existing facility currently provides 6 stable stalls and are of an unsuitable or inefficient configuration. A further 2 stables are required to support the existing need.
- 6.5. The main applicant is a senior British Show Jumping member operating at high level within the sport and in training towards international competition standard. The existing sand school is of a small standard size, unsuitable for show jumping and is wholly inadequate for the required Grand Prix course arrangement (comprising 16 obstacles). In order to achieve the elite training standards a large amount of space is required on the course in order to allow room for the horse and rider to jump the 1.40m obstacles, which are needed to mirror competition conditions. In consequence the existing facility is currently holding back personal training and the business growth of MGC Equine. Please refer to the supporting statement for further details. The applicant has also begun to breed horses to improve the quality of the jumping horses over the longer-term future. In order to sensibly achieve this the existing stabling and welfare arrangements will need to be improved.
- 6.6. This planning application seeks to improve the existing facilities through the extension of the existing stable building and the consolidation of the existing complex of equestrian buildings. A replacement 'fit for purpose' sand school with additional training facilities including a horse walker is also required to ensure that riders and horses are well trained and in a fit and healthy condition.

- 6.7. From the outset the applicants also wish to emphasise that the proposals will strive to be of the highest visual and built quality to provide a facility that enables the highest level of animal welfare and promotes excellence within the show jumping discipline.

Existing and Proposed Use

- 6.8. The proposed replacement dwelling remains within the same use, as it will still be occupied as a single family unit. This element of the development includes the provision for a Farm Office, which will be located towards the main entrance of the property. This allows for the office element of the building to operate a separate access for visitors and clients.
- 6.9. The existing barn is of an inadequate size to meet the required needs of the family. The barn is used for both farming, and equestrian activities. The current barn is not of a scale and height which would allow for the storage of the necessary machinery in order to carry out the operations.
- 6.10. In terms of use, Local Plan Policy EQU DM1 – Equine Development is of particular relevance as assessed previously. It is also important to note that the proposals do not adversely affect areas of nature conservation importance, archaeological sites or the local landscape.

The equestrian use of the site is already established and will not therefore result in loss of productive agricultural land. The location of the proposed is essential to the operation of MGC Equine which in recent years has found difficulty in hiring suitable facilities elsewhere without the need for unsustainable long distance travelling. Indeed, the established existing use and nature of the business operations are well suited to the existing location and are shown to be capable of accommodating the required development. The site also aligns well with Local Plan Policy C SP1 as set out previously.

- 6.11. The site provides just under 6 acres of paddocks for grazing and a further 10 acres which is rented on a long lease basis on the adjacent farm. This will provide a total grazing area of 2 acres per horse.
- 6.12. The upgrading of the existing access and parking will also accord with relevant policies and it is noted within the Neighbourhood Plan that the parish and Binsted in particular has a well-established network of bridleways. These currently support the existing riding use by the applicants and can support the proposed sustainable growth.
- 6.13. The proposals will also reflect the local aspirations for employment as outlined in the Walberton Neighbourhood Plan and supporting sustainable employment opportunities in inland settlements and rural areas (Local Plan EMP SP1 – Strategic Economic Growth). Given that the family also farm the adjacent 200 acres as a working farm it is also felt that the proposals will contribute to Local Plan Policy EMP DM1 through the sustainable diversification of the farming activities and re-use of existing buildings to the wider benefit of the rural economy.

Amount

- 6.14. The residential curtilage of the site is approximately 3000m². The proposed dwelling footprint including the attached annexe is 332.5m². This represents an increase of 26% compared to the existing dwelling. The proposed footprint equates to an 11% coverage of the residential area of the site and is appropriate to a house of this quality in this location on a plot of this size.
- 6.15. The proposed footprint of the replacement barn is 96m². The extended stable building will provide five standard sized stable stalls (each approx. 3.8 x 3.6m) and two larger units for foaling or larger horses (each approx. 3.8 x 5.2m). The proposed footprint of the stable building is 232m² which represents a nominal increase of 24.5m² or 12% compared to the existing stable complex.
- 6.16. The proposed replacement sand school measures 60 x 40m and will be 1 ½ times larger than the existing facility. As outlined within the supporting statement there is however an essential need for this sized sand school in order to provide adequate space for the necessary horse jumps and obstacles required for appropriate training and horse exercise. In consequence the replacement sand school cannot physically be accommodated in the existing location due to the prevailing site constraints and a nearby tree line. The proposed location of the sand school will also offer additional benefits by allowing direct access from the stable building, is adjacent the existing development on the site and on land that is already in equestrian use.
- 6.17. The scale of the development on the site, and its layout is considered to be appropriate, especially when considering the size of the site itself. The site itself should be assessed on its merits as a working farm, comprising of agricultural and equestrian activities, which would also support the needs for a larger dwelling, with an annex for the use of the multi-generational use.

Layout, Scale and Form

- 6.18. The layout of the farmhouse and associated outbuildings has been designed to reflect those which can be seen in many traditional farmsteads in the local area. The house itself is the focal point on entry to the site and has a clearly defined entrance. Ancillary spaces are then connected to the host dwelling but are clearly legible as additions by virtue of their scale, use of materials and orientation. This is especially clear when the elevations of the dwelling are taken into account, as the farm office is intended to appear stepped-down, and subservient to the built form, and use of the host dwelling.
- 6.19. Internally the orientation of the rooms of the dwelling have been designed to benefit from natural daylight and also take in views of the private garden and fields beyond.
- 6.20. The proposed Farm Office will replace an existing home office and is considered ancillary to the main use of the dwelling. This is located towards the entrance to the property and with

a separate access for visitors and clients. Parking for guests and clients will be provided on the forecourt in front of the garage.

- 6.21. The proposed annexe will provide accommodation for Mr Chandler jr. and his young family. The arrangement of the annexe also provides flexibility for future use as the ground floor has been designed to provide ground floor living with kitchen and shower room if required by the older members of the family.
- 6.22. As several members of the family are engaged in farming there is often a requirement to work long and unsociable hours in the fields surrounding the property. As such additional washing and cleaning facilities will be provided to serve both the annexe and the main farmhouse. This will minimise disturbance to other occupants.
- 6.23. The proposed double garage with car port provides covered space for 3 vehicles, storage of 6 cycles and a covered area for the storage of refuse and recycling.
- 6.24. The proposed barn has a simple, open plan layout which relates to its use and the immediate site. The internal layout is necessary in order for the building to serve its primary use for the storage of large vehicles. The barn will be served by large access doors opening onto the proposed turning area in front of the building. The barn will provide space for up to 4 larger vehicles and equipment associated with the management of the land. It will also provide space for storage of materials and an area which may be used as a workshop space as and when required.
- 6.25. With regard to the stable extensions, the internal layout is based on a traditional model for stable design and will provide a suitable environment for the applicant's horses as well as conveniently located storage space and welfare facilities. Two central walkways will also allow for ease of handling and regular maintenance operations such as mucking out, cleaning down and re-bedding of the stables. The larger stables which may be used for foaling are located towards the main dwelling house and with additional access to the main courtyard.
- 6.26. The proposed extension will be visually integrated with the form and scale of the existing building by maintaining the existing ridge line and the use of hipped roofs to match the existing building. The height of the proposal is not at variance with the existing stable while the two west facing projections also remain subservient to the host building and are only slightly taller than the detached building that they will replace.
- 6.27. The proposed works to the stable building will also provide a compact form which will consolidate the existing sprawling nature of the stable complex. This will provide practical advantages for use but will also serve to reduce the visual impact within the wider setting.

Appearance

- 6.28. The height of the replacement farmhouse will be lower than that of the existing dwelling. This was to avoid any harmful impact upon the landscape value of the locality. The use of hipped roofs over the main house, was to reduce the massing of the building and reduce the overall silhouette while barn ends have been used on the annexe and garage to emulate the

form of traditional barns in the local area. This design approach is also intended to reinforce their subservience to the main house.



Figure 3: Overlay of Existing and Proposed Farmhouse Elevations

Ground levels to be locally levelled to suit internal floor levels

- 6.29. The annexe has also been designed to remain subservient to the host building and has a floor level which is set slightly lower than the main house. The massing of the building has also been reduced by incorporating rooms within the roof space where possible. The building will have a traditional appearance and will predominantly be formed using natural materials and finishes that are sympathetic to the rural setting.

The layout, style and appearance has been designed to emulate a traditional farm complex with a hierarchy of materials used to help provide additional texture and visual interest. The proposed façade is based on a simple symmetric appearance with fenestration also providing balance to the elevation. Windows are felt to be in proportion to the size of the building and diminish in size relative to storey height. Where possible rooflights have also been aligned over windows beneath in order to maintain the visual integrity.

The single storey garden room to the rear of the property has a slightly more contemporary appearance with large doors opening out onto a private terrace. The knapped flintwork walls will be complimented by lead details to window openings and as a capping to the parapet wall. A glass balustrade will be used to form a roof terrace at first floor level. This will be similar in size and orientation when compared to the existing roof terrace. A small balcony accessed from the Master Suite will look out towards the stable building and will enable the occupants to maintain security over the building. Overlooking is not an issue in this instance as the views are over the applicant's garden and fields.

- 6.30. The nearest residential property lies at a distance of 60m from the proposed dwelling and behind significant established evergreen screening. Views from the replacement farmhouse will look out over the applicants own private garden space and will not affect neighbouring amenity.
- 6.31. The building has also been positioned further into the site in an effort to respect views from Hoe Lane and The Thatched Cottage (Listed Grade II). Views will also be limited due to the well-contained nature of the site and provision of additional screening by way of native hedging. In consequence the main visual effect would be from within the site or from the air.
- 6.32. The height of the replacement barn will be 6m to the ridge of the roof and 4m to the eaves level. This height is necessary to enable the storage of larger and taller vehicles. It is also noted that the height of the building is over 2.5m lower than the existing dwelling on the site. The form of the barn is based on a traditional style with simple gable ends and a fairly shallow pitched roof. The use of simple traditional timber framing and careful choice of natural materials and finishes will ensure that the building remains rural in appearance and settles into the surroundings.
- 6.33. The proposed stable building extensions utilises a high quality of design, and will ensure that stable building is visually appropriate in terms of scale, density, massing and bulk when compared to the other structures on site. The design of the extended building is entirely sympathetic to the existing architectural style of the site, and will remain in keeping with the character of the existing building itself, and those on site. The amalgamation of the existing separate buildings will also reduce the visual sprawl and the consequential impact from public and private vantage points. Indeed, after the removal of the smaller detached stable the visible silhouette of the building will only be increased by 16% overall.
- 6.34. Public views and the visual impact have also been considered and a more detailed analysis can be found in the 'Visual Impact Assessment'. Views of the proposed will be limited due to the well-contained nature of the site and provision of additional screening by way of native hedging. In consequence the main visual effect would be from within the site or from the air.



Plate 1 (left): View from site entrance (the existing stable is not visible from this vantage).

Plate 2 (right): View facing West towards the site from the public footpath on the other side of the valley. The proposed development may be glimpsed through established screening however the proposed hedge planting will serve to mitigate this minor impact.

Materials and Finishes

- 6.35. As a general principle, materials and finishes will be high quality, natural and traditional where possible.
- 6.36. The materials relating to the replacement farmhouse will consist as follows:

Roof

Handmade Clay Tiles are used seen in the local area and will provide a texture to the roofscape which is not achieved through the use of machine made alternatives. Bonnet hip tiles and lime mortar will also compliment the traditional appearance.

Leadwork will also be used as appropriate for detailing including flashings and parapet cappings.

Walls and cladding

Locally sourced Fittleworth stone will be incorporated as decorative panels to the main house with Handmade brick dressings and quoins used to window and corners. These will be bedded using natural lime mortar with a brushed finish to bring out the natural texture of the aggregate and further respect the quality and distinctiveness of the area.

Knapped Flintwork will be used as a feature to the plinth of the entrance porch and to the rear single storey garden room. This vernacular material is local to the area and will be used to define additions to the main body of the house.

Natural timber cladding is another vernacular material which will be used on the annexe and garage. Traditionally used for buildings of a lower status such as barns or outhouses the horizontal cladding will settle into the rural setting and relate well to the traditional farm aesthetic.

Windows and fenestration

These will be of powder coated aluminium in traditional casement style and with triple glazing to ensure high thermal performance.

Parking and turning area

Locally sourced Natural crushed stone finish with improved permeability over the existing hard surfaces.

External Lighting

The proposed external lighting will be kept to a minimum to light entrances to the house and for security only. All fittings will be shrouded to minimise light spill in accordance with Local Plan Policy QE DM2 and the Neighbourhood Plan Policy VE 8.

- 6.37. The materials relating to the replacement barn are as follows:

Roof

Natural slate finish to the roof to respect the quality of nearby buildings.

Walls and cladding

Locally and sustainably sourced Oak timber will be used for the external frame of the building with Natural timber cladding used to finish the walls. This vernacular finish will also express the lower status of the building and over time will help to ensure that the building settles into the surrounding landscape.

Windows and fenestration

Several rooflights are to be located on the rear roof slope. No other fenestration is proposed.

External Lighting

The proposed external lighting will be kept to a minimum to light entrance to the building and for security only. All fittings will be shrouded to minimise light spill in accordance with Local Plan Policy QE DM2 and the Neighbourhood Plan Policy VE 8.

- 6.38. The proposed extensions to the stable building, and the works to the equestrian facilities will utilise the following palette of materials:

Roof

Natural slate will also be used and will provide a texture to the roofscape which is not achieved through the use of machine made alternatives and will settle the buildings into the setting.

Leadwork will also be used as appropriate for detailing and valley gutters.

Walls and cladding

Locally sourced Fittleworth stone will be incorporated as a decorative plinth along the front elevation. This vernacular material will be combined with painted Render with a natural brushed finish to match the existing building.

Windows and fenestration

These will be of powder coated aluminium will also be used for larger openings but will be confined to rear elevations.

Fenestration will also been arranged to provide a balanced appearance with maximum natural daylighting to the interior for working.

Sand School

The proposed sand school will have a natural sand finish with permeable sub-structure.

Tracks and turning area

Locally sourced Natural crushed stone finish with improved permeability over the existing hard surfaces.

External Lighting

This will be strictly limited to essential lighting for the operation and security of the stable building. The proposed lighting scheme has been carefully considered to take account of ecological requirements of the site, Local Plan Policy QE DM2 and the Neighbourhood Plan Policy VE 8.

Landscaping & Ecology

- 6.39. As can be seen from the existing site photographs, high levels of established evergreen and deciduous planting already exists to the perimeter of the site and provides a high degree of screening throughout the year. This provides a buffer to prevent any harm to neighbouring privacy but will also soften the proposals and integrate the proposals into the rural landscape. Please refer to 'Visual Impact Assessment' for further context.
- 6.40. The existing mature trees and shrubs exist around the perimeter of the site will be retained and additional planting will include 120m of new mixed native species hedgerows, native tree planting and 'gapping up' of the existing hedges that surround the site. This additional planting will not only accord with Neighbourhood Plan Policy VE 3 (Protection of Trees and Hedgerows) but will also settle well into the existing enclosed pasture landscape and will further soften the visual impact of the development.
- 6.41. The existing concrete access track will largely be removed and the ground ameliorated. A 3m wide replacement vehicle accessway with turning area in front of the stable building and mixed use barn will be provided as shown on drawing GG.1098/02L. This will be covered in natural permeable stone surfacing and will reduce surface water run-off.
- 6.42. The proposed sand school will be surrounded by a traditional timber post and rail fence with the proposed hedging set at a distance of 3m to enable ongoing maintenance.
- 6.43. The proposals have also been informed by an ecology survey which identifies features of significance and outlines the potential for ecological enhancement and mitigation as necessary. Proposed landscape and ecological enhancement measures will also support Local Plan Policy ENV DM5 and Neighbourhood Plan Policy VE 10. Measures will include planting of flowering trees, wildflower margins, bird and bat boxes as well as native hedging to promote connectivity within the local setting. We would be agreeable to a condition to ensure that these measure are undertaken if required. Please refer to the 'Preliminary Ecology Appraisal' for further context.

Environmental Sustainability

- 6.44. Policy ECC SP1 of the Arun Local Plan states that the Council will support development where it can be demonstrated to positively respond and appear adaptable to climate change. The proposal aims to support high standards of environmental sustainability across all elements of the scheme, and as such will include measures such as;
- The host dwelling will utilise high levels of insulation to its floors, walls, roof and windows,
 - Micro-generation of electricity will be produced using a 4.6kW Photovoltaic array mounted on the roof of the main house,
 - The principal heating for the house will be via a ground source heat pump in combination with underfloor heating. This will not only provide the main heat source for the property but will also assist with cooling in the summer,
 - Low energy services including all LED lighting internally,

- The proposal will exceed current Building Regulations standards in terms of thermal insulation including triple glazing,
- In addition to the sustainable ground source heating, a wood burning stove and low energy services (including all LED lighting and A+ rated appliances) will be installed,
- An electric car charging point will be located within the garage and storage for 6 cycles,
- Water efficient fittings will be installed throughout the property including low flush W.C's with a max. 110 litres of water use per person per day,
- Rainwater harvesting will be incorporated into the design and will provide water to serve the garden,
- Drainage of surface water will use a sustainable drainage system ('SuDS') approach notably by any run-off being channelled into a soakaway within the garden area,
- Refuse storage to the rear of the garage will take into account the need for on-site waste reduction including separate recycling storage,
- Drainage of surface water will use a sustainable drainage system ('SuDS') approach to mitigate any potential flood risk and ensure that water quality is not adversely affected by the development,
- Rainwater harvesting will also be incorporated into the scheme including water butts to main downpipes and will provide water for washing down and cleaning the stables,
- Materials will be sourced to reduce the embodied carbon during construction and the use of re-used or recycled materials will also be prioritised.

6.45. The location of the site is inherently environmentally sustainable when considering its use. The site has good accessibility to the existing fields and network of bridleways which are well suited for the use. The replacement of the sand school with a 'fit for purpose' alternative will also reduce the number and frequency of horsebox and vehicular journeys currently required for training. All of these measures will promote environmental sustainability and reduce carbon emissions in line with National and Local Planning Policy.

Access

- 6.46. The proposal existing vehicular access to the site is from Hoe Lane and will remain as existing. Furthermore, the proposal is not considered to result in any significant increase in vehicle movements at the site.
- 6.47. A replacement driveway is proposed from the site entrance to the main farmhouse, garage and mixed-use barn. This driveway will be formed of a permeable stone finish which will compliment the Fittleworth stone used on the main house. An area for turning and manoeuvring of larger vehicles will be provided in front of the mixed use barn. Please refer to landscaping drawing GG.1098/02L for further details.

- 6.48. The forecourt in front of the garage will provide parking for 4 vehicles in connection with the residential dwelling and farm office. In addition, the garage will provide parking for 3 further vehicles and 6 cycles.
- 6.49. As noted above the existing internal concrete access track to the stable building will be replaced with a 3m wide vehicular access and will be used to access the stable building and deliver feed and other goods. Space for parking and turning will also be provided to the west of the stable building (in an area currently occupied by hard surfacing and the existing sand school). As a result of these factors, the proposed can be considered to be in accordance with T SP1 of the Arun Local Plan.
- 6.50. All proposed surfaces will be permeable and formed using locally sourced natural stone.

7. CONCLUSION

- 7.1. The application submission seeks to replace and improve the existing farmhouse, including provision for farm office and the improvement of the equestrian facilities which are deteriorating in condition, are no longer fit for purpose. The proposals have been carefully considered to take account of both Local and National Planning Policy Guidance and seek to provide high quality, sustainable improvements to the existing facilities on the site.
- 7.2. The proposals provide a good opportunity to meet the growing multi-generational needs of the Chandler family, support farming and rural business activities and produce a scheme of high visual quality. The design strives to achieves high standards in terms of environmental sustainability and adaptability which it is hoped will deliver a home for the family and a hub for their rural business activities for generations to come.
- 7.3. The layout, style and appearance of the buildings proposed has been designed to emulate a traditional farm complex with a hierarchy of materials used to provide additional texture and visual interest.
- 7.4. The farmhouse itself will have a traditional appearance and will be constructed using natural materials and finishes that are sympathetic to the rural setting. The principal façade is based on a simple symmetric appearance with various subservient ‘extensions’ designed to provide visual interest and character. The dwelling will exceed Local Plan Policy requirements in terms of sustainability through a fabric first approach that also incorporates renewable energy and sustainable heating technology. The proposed materials have also been carefully selected for their environmental sustainability, visual quality and suitability for use within the rural setting.
- 7.5. The replacement farmhouse is of central importance to the future of the farm and will support the farming activities on and adjacent to the site. In particular, the farm office and mixed-use barn will enhance the business operations and help to support the rural economy.
- 7.6. The extended stable building is to be based around a traditional stable yard form with a crisp, symmetrical façade in combination with high quality materials to ensure the proposals are of high visual amenity. Likewise, the proposed sand school will be formed using natural

materials and finishes and will be fully landscaped to ensure the development is settled within the landscape.

- 7.7. In order to achieve the highest level of animal welfare and promote excellence within the show jumping discipline improvements to the existing facilities are now essential.
- 7.8. Public views and the visual impact have been taken into consideration throughout the design process and will be limited by a combination of factors. The well-contained nature of the site and existing established screening will be strengthened using additional hedges and planting and will provide additional benefits to wildlife connectivity.
- 7.9. Overall, the proposals represent an improvement to the existing facilities and there are no adverse impacts (policy or otherwise) that would significantly and demonstrably outweigh the benefits of the proposal in meeting the growing needs of the applicant and the business.

The proposal can be demonstrated to be in accordance with the relevant Policies within the Development Plan, and as such it is respectfully requested that permission be granted.

Richard Meynell Ltd - October 2021

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