



DESIGN & ACCESS STATEMENT

TEMPORARY (FIVE YEARS) DWELLING FOR EQUINE WORKERS

AT

**NEWELL STUD
LIMEKILN FARM
BROADWATER LANE
COPSALE
RH13 6QW**



THE DESIGN STRATEGY

Limekiln Farm originally sought approval in 2023 for the construction of a stable block, a sand school and a machinery storage barn in the more southerly of two fields comprising the site. Approval for the project, under Horsham District Council reference DC/23/1325 was granted in August 2024, subject to the normal conditions.

The applicant now needs to consider the future requirements of Limekiln Farm, not only because it is a rehabilitation centre for horses recovering from illness or injury, but because it is now developing as a stud, or breeding facility for horses and for alpacas. The stud is named “Newell Stud” after the owner and applicant for this project.

It is considered essential for the safe working of the stud for provision to be made for a rural workers’ dwelling on site, initially for a limited period of three years. The design approach for this dwelling has been taken from the visual appearance of the buildings already approved under the above reference, together with the practical, legal and necessary specification for a dwelling this nature. It incorporates the essential elements which are set out in a separate document accompanying this application entitled “Need for Rural Accommodation”.

The physical location of the dwelling in relation to the stables and surrounding pasture is critical and this is set out in the next section.

MATERIALS

The materials and finishes have been selected to match those already approved for the stables and barn under HDC Ref DC/23/1325. The

development, when complete, will have the appearance of a well-considered and cohesive rural facility.

LAYOUT / SITING

A temporary and ready-made mobile home was considered but this was rejected for three reasons:

- First, the appearance would be more appropriate for a holiday caravan park unless the exterior was clad to match the adjacent stable block and barn. This would involve additional cost and some problems in achieving the required outcome.
- Second, and more important, access to Limekiln Farm would restrict the size of a mobile home unit, so it would not be large enough to accommodate the facilities needed.
- Third, the contours of the sloping site would restrict its location to an area under existing trees and without a clear view of the stables, essential in an emergency.

The proposed 2-bed dwelling incorporates an office for the secure storage of legal and health records and for private interviews between staff and clients. The single storey structure is orientated so that staff in the living area, both bedrooms and the office have a clear view of the stable block and pasture. The on-duty staff will, therefore, be able to react rapidly to an emergency such as a fire, flood or an animal suffering trauma. In addition, there will be a cctv link to inform staff of animal recovery and for progress in the gestation/birth of a new animal.

The design of the dwelling has large glazed areas on the elevation facing the stable, so that the view will be unobstructed. The living space is large enough to accommodate an open-plan kitchen and a



dining area, as well as seating for staff and visitors. A toilet, basin and shower are accessible from the living area via the utility room.

SCALE

The footprint of the proposed dwelling is 15m x 6m or 90 sq. m, with a narrow full-width veranda along the northerly elevation. Because of its siting in a dip in the land as it falls to an adjacent stream, the dwelling will hardly have any impact upon the general view from the PROW public right of way which is located on the northern perimeter of Limekiln Farm.

CONTEXT

The total area of Limekiln Farm is 4.71 hectares, or 11.6 acres. The proposed dwelling is relatively insignificant in comparison to the whole site.

LANDSCAPE

Limekiln Farm is typical of the upper Weald landscape, an area of irregular fields divided by mainly elderly trees and bushes. Surrounding the Farm and dividing its two north and south fields are heavily wooded and visually almost impenetrable tree lines.

The proposed dwelling is situated on sloping land and only its roof may be visible from the above-mentioned PROW. It is significantly smaller, and further away from the PROW, than the approved stable and barn.



ACCESS

The approved scheme for the site includes a car park in the lower field and the proposed dwelling will be located approximately 20 metres from it, via a path of rolled road planings to match the car park.

Vehicular access will be across the adjacent pasture, but this requirement will be very infrequent.

CONCLUSION

The application illustrates a temporary dwelling adequate to provide 24-hour security and the safe administration of the equine rehabilitation facilities and the stud. It will protect the valuable livestock and farm equipment from the serious vandalism and theft

experienced since the applicant purchased the Farm and highly recommended as a preventative measure by the Sussex Rural Police team. The addition of the workers' dwelling is considered essential by the vets who regularly attend the Farm and the applicant asks for approval of this relatively modest proposal.

END/24-05-2025