Planning, Design and Access statement

Hyders Farmhouse Bonnetts Lane Ifield Crawley West Sussex RH11 0NY

Proposed building to cover sand school (60m x 40m)

Introduction / Location

The application seeks to establish permission for a building over the existing sand school along with rainwater harvesting capture tanks. The existing stables and sand school were permitted under application DC/16/2133; 'Site and Surroundings' description below from associated officer report approval.

SITE AND SURROUNDINGS:

The application site comprises a two-storey house on the northwest side of Bonnetts Lane, outside any defined built up area boundary. The farmhouse occupies a substantial residential curtilage which also includes two separate address points No's 1 and 2 Hyders Farmhouse. To the southwest is a complex of commercial units.

The area of land to be developed to the rear of the main house, amounts to two attached buildings forming the stables and store, each having a floor area of 89.44sq.m and 82.99sq.m in an 'L' shaped building. The sand school proposed would have an area of 2,400sq.m surrounded by fencing.

The area is characteristic of the countryside with sporadic pockets of residential and farms; however, Bonnetts Lane also has a number of commercial uses, including Outaways situated on the opposite side of the road which provides off Airport parking, and Hyders Farm to the south which has a number of commercial units and further to the south, are Ifield House and Kennels/cattery and associated shop.

The existing sand school is (circled red below) is located on the west of Bonnetts Lane to the south of Gatwick Airport.



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Site Analysis

Site is located within rural location. The site is flat and substantially secluded from public vantage points.

Design and Development Objectives

The proposed development has been designed to comply with applicable planning policies.

Good quality design principles with layout, scale, form and appearance, maintaining the openness of the countryside, absorbing the development in the landscape and honouring the existing character / vernacular of the property.

The applicants compete at equestrian events at an increasingly high level. The development will remain a private equestrian facility.

Several of the competition horses are high value and easily spooked by aircraft noise. The photo below confirms how low planes fly over the sand school. The creation of a building over the existing sand school will have the following benefits:

- **It would increase the safety of the horses and riders from being spooked by overhead aircraft.**

- **The large roof area to the proposed building would allow substantial rainwater harvesting to reduce existing water usage for the horses at the site.**

- **The enclosure of the sand school within a building would mean it can be used all year round. Regularly during the wet winter months the sand school is unusable due to puddling of water. This reduction in training period is a serious disadvantage to the applicants and their equestrian training endeavours.**

- **There is currently a planning condition prohibiting external lighting or floodlighting to be installed in connection with the hereby approved sand school and stables. The creation of a building over the sand school would facilitate the installation of lighting within the building.**



Above – Low flying aircraft over existing sand school

Below – Photo confirming waterlogging of sand school



History

DC/16/2133 - **Proposed stables and sand school - PERMIT**

The permission includes a condition that:

The stables hereby permitted shall not be used for commercial purposes or in connection with any form of riding establishment.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicants compete at equestrian events at an increasingly high level. The development **will remain a private equestrian facility.**

Planning policy support

Horsham District Planning Framework (2015)

Policy 29 of the HDPF relates to equestrian development, and states that development for equestrian related development will be supported provided that:

1. It can be demonstrated that the re-use of existing buildings on site for related equestrian use is not appropriate; before new or replacement buildings are considered.
2. The proposal would be appropriate in scale and level of activity, and be in keeping with its location and surroundings, and where possible is well related to existing buildings;
3. The proposal should where possible be well related to a bridleway network.

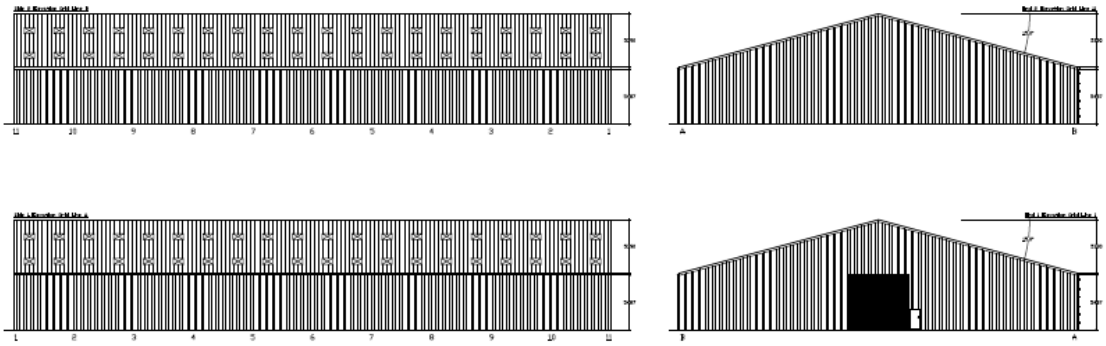
The proposed building to create an indoor sand school would not amount to an intensified operation of the site, as the applicants would remain to be restricted by their existing stabling. No additional staff would be required and the proposal would not result in an increase in trips generate to and from the site on any given day.

Policy 33(2) of the HDPF states that development will be supported where proposal would not adversely impact on the amenity of occupants / users of nearby properties and land.

As such, the proposal is considered in accordance with Policies 26, 29 and 33(2) of the HDPF.

Scale

The proposed development measures approximately 60 m wide x 40 m long.



Use

For exercising of the applicants competition horses.

Appearance

As per the officer report extracts from the stables application below, the proposed development **will remain viewed as part of the existing cluster of buildings**.

PLANNING ASSESSMENT:

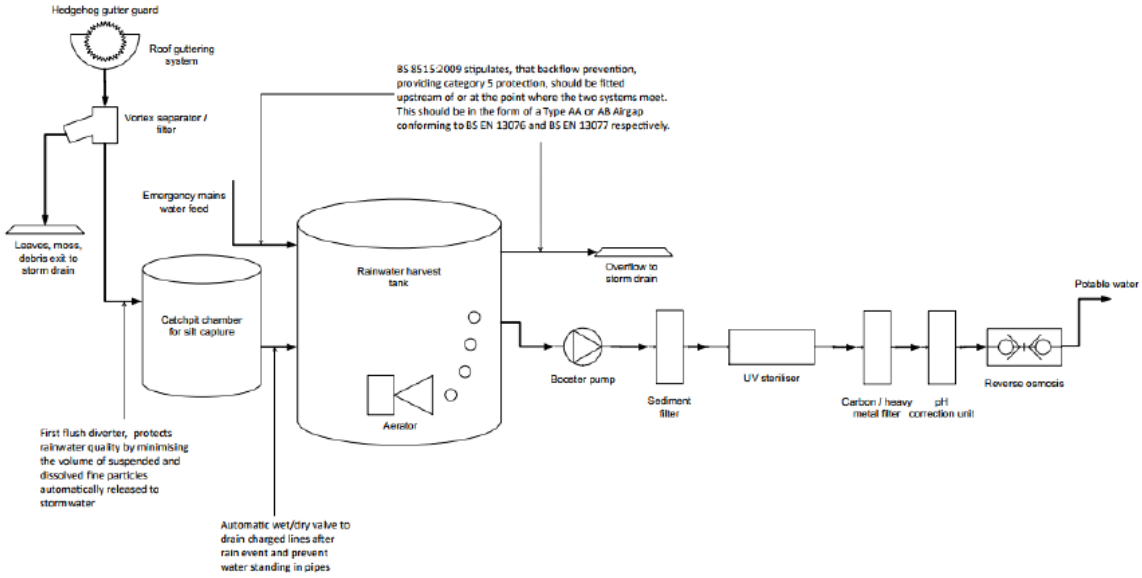
The proposed barn and stable would be sited in close proximity to Hyders Farmhouse and associated / adjoining agricultural buildings. The proposed building and sand school would be viewed as part of the existing cluster of buildings and would not represent isolated or sporadic development in the countryside. The applicant has provided additional justification in support of the scale of the development which would be for non-commercial use in connection with the current occupation of Hyders Farmhouse. In response to concerns regarding their potential visual impact floodlighting has been omitted from the scheme. It is therefore considered that the scale and siting of the development is acceptable and would not result in harm to the visual amenities of the countryside location. The proposal therefore accords with policies 25, 26 and 29 of the HDPF.

The level of activity associated with the proposed use would not be expected to generate harmful levels of noise or disturbance, with conditions recommended where necessary in response to comments from the Environmental Health Team. The siting and scale of the development would not lead to any loss of light, outlook or privacy for occupants of adjoining properties, which are a considerable distance from the site.

On the basis that the proposal would provide a non-commercial enterprise the development would not create a significant number of vehicle movements to or from the site, with sufficient turning space available within the site confines. The existing access is considered sufficient onto Bonnets Lane. The Highway Authority has raised no objections to the proposal, which is considered acceptable on transport grounds.

Sustainable drainage design

The large c.240m2 roof area creates substantial opportunities for rainwater harvesting. The proposal would include the installation of a commensurately sized underground rainwater harvesting system as per the schematic below.



The extract from the Flood map below confirms that the site lies outside any flood zone.



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Landscaping

The site has very good hedge and tree planting to all its boundaries.

Access and parking

The existing access will remain unchanged to serve the proposed development.

The traffic generated will be compatible with the environmental character of the area and can be accommodated adequately on the surrounding road network.

Conclusion:

The application suitably considers Local and National planning policies and guidance.

Planning policy supports new horse-related development. The following criteria are met:

1. **the proposed development is small scale and its location, its design, scale and materials are in keeping with the character and appearance of the area and would not have a detrimental visual impact on the openness of the rural character of the countryside;**
2. **the proposed development and any horse-related uses would not be unneighbourly to adjoining residential properties;**
3. **sufficient land is available for grazing and exercise;**
4. **it would not lead to an over-use and deterioration of bridleways and open spaces in the vicinity;**
5. **the riding of horses off-site would not cause inconvenience or danger to pedestrians, drivers or horse riders themselves.**

In any reasonable balancing exercise, it can be concluded that the relationship of the proposed development to its neighbours and to the character and appearance of its setting will be no different to other local properties in the vicinity.

Thank you in advance of your balanced consideration of the proposed application.

In advance of any decision on the application, please maintain a dialogue with myself and the applicants if you have any questions, concerns or matters that require further elaboration.

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