

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**DISCHARGE OF CONDITIONS 3 AND 4 IN ASSOCIATION WITH LAYING  
OUT OF AN ALL WEATHER TURN OUT PADDOCK – PLANNING  
PERMISISON REFERENCE SDNP/20/05839/FUL**

**AT**

**CRIMBOURNE STUD FARM, CRIMBOURNE LANE, BILLINGSHURST,  
WEST SUSSEX RH14 0HR**

**PREPARED BY:**

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**PLANNING STATEMENT ON BEHALF OF MR AND MRS COLLIER**

**MARCH 2024**

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Samples delivered to the Chichester Office  
South Downs West Heath Grey  
South Downs West Heath Grey with rubber chips

## **PLANNING STATEMENT**

### **1.0. Introduction**

Planning Permission reference SKDNP/20/05839/FUL was granted by the South Downs National Park Authority on the 7<sup>th</sup> October 2021 for the following development:

*‘Proposed All-Weather Turnout Paddock including associated fencing and entry gate’*

- 1.1. The consent was subject to 11 planning conditions four of which require to be discharged before the development commences. Conditions 5 (Details of the Protection of the SAC) and 9 (Method statement on the removal of spoil) were discharged by letter from the National Park Authority on the 15<sup>th</sup> January 2024. Conditions 3 and 4 were not discharged.
- 1.2. This submission to discharge the remaining 2 conditions is being made by Mr Kelly BA (Hons) MRTPI in a consultancy capacity on behalf of the Applicants, Mr and Mrs Collier.

### **Condition 3**

This condition requires a schedule of external materials to be used on the development to be approved prior to commencement. The schedule (see the attached note labelled Condition 3 a detailed list of materials) was provided in the recent submission and 4 samples of sand delivered to the Planning Authority. Notwithstanding, the condition was not discharged with the Planning Authority making the following comments in their letter of 15<sup>th</sup> January 2024:

*‘The Local Plan policies require a landscape led design approach for all development. Page 8 of the Equestrian Technical Advice Note states ‘Outdoor arenas/menages are been surfaced with darker materials and selected for sustainability (eg. Recycled or low carbon impact materials). Avoid materials likely to remain long-term in the environment.’*

*‘Yellow sand is not acceptable in this sensitive rural location. It is suggested a mix of surfacing materials would be more visually recessive, with more or a grey colouring to give a similar tone to the grassed surfaces. There are a*

*number of products available with mixed fibre/sand/rubber combination which have been successfully used in the South Downs National Park.'*

*'To discharge the condition sample of the proposed surface materials is required showing the finished colour of the turnout paddock to guarantee the colour/mix of the finished surface.'*

The Applicants take issue with the proposition that other products have been sustainably supplied to sites in the park when our research indicate that they appear to have been transported considerable distances. They have therefore researched the local availability of National Park sand suppliers and have identified a grey coloured sand from the CEMEX controlled quarry at West Heath, near Petersfield (GU31 5PF) located at the heart of the park. A sample of this is provided with this submission (delivered to you offices on Friday 15<sup>th</sup> March 2024) alongside several bags of the sand mixed with various additives. The quarry is located only 20 km from the farm which means:

1. it is local and therefore can be supplied more sustainably than imported sand from other parts of the country.
2. Being a local national park sand it is indigenous to the location and therefore more in keeping with the local environment than alien sands from elsewhere.
3. It is grey in colour as requested.
4. It will be mixed with rubber chippings as requested

It is the Applicants intention to add rubber chippings to this sand to facilitate drainage and buoyancy for the horses, however if Officers are of the opinion that the addition of fibres is more appropriate than these samples have been provided also as an alternative. It is now imperative that the Planning Authority now finally discharge these conditions to enable the development to proceed at this international level stud farm facility.

#### **Condition 4**

This condition requires a detailed scheme of planting proposals to be approved prior to the turnout paddock being brought into use. The attached note labelled Condition 4 was supplied with the recent submission and contained a list of the proposed tree planting and wildflower mix for the reprofiled soil areas. In their letter of 15<sup>th</sup> January 2024 the Planning Authority

confirmed that the proposed tree planting and wildflower mix planting is acceptable but then bizarrely stated the following:

*'In addition to the proposed planting drawing MK/OM/20/05839/5 shows a 'Machinery/plant' storage area in the field to the right of the paddock which does not form part of the approved application. The erection of a machinery/plant storage area in this sensitive rural location is not supported. The condition is not discharged.'*

Officers have completely misunderstood the situation which could easily have been clarified by an exchange of emails.

The construction of the paddock is expected to take approximately 6 weeks. This will require a small digger and an area to temporarily store equipment such as spades and shovels and in the incoming materials. The label referring to the machinery/plant store area was only added to the drawing to demonstrate that care had been taken to site this area away from the sensitive SAC. It has never been the case that there was a proposal to surreptitiously gain permission for a permanent plant and storage area which would be totally out of keeping behind the home of the Applicants and an international show jumping equestrian centre. Therefore, to avoid any further confusion the offending label has been removed and the plans reference MK/OM/20/05839/4 and 5 resubmitted so that the condition can now be discharged.