

# CROUCHLANDS FARM

## WHOLE FARM PLAN

### Design and Access Statement

Report produced by  
**Taylor Architecture & Urbanism Ltd**  
on behalf of  
**Artemis Land and Agriculture**



# CONTENTS

## **SECTION 1: INTRODUCTION** 4

---

1.1	INTRODUCTION	5
1.2	BACKGROUND	7
1.3	STRATEGIC CONTEXT	7
1.4	APPLICATION SITE	8
1.5	PLANNING POLICIES AND GUIDANCE	11

## **SECTION 2 - SITE APPRAISAL** 12

---

2.1	BIOGAS PRODUCTION	13
2.2	LANDFORM AND LANDSCAPE	14
2.3	FLOOD RISK AND DRAINAGE	16
3.4	ACCESS	18
3.5	ECOLOGY	21
3.6	LOCAL DISTINCTIVENESS	22
3.7	CONSTRAINTS	24
3.8	OPPORTUNITIES	25

## **SECTION 3: SITE WIDE PROPOSALS** 26

---

3.1	COMMUNITY & STAKEHOLDER ENGAGEMENT	27
3.2	WHOLE FARM PLAN	29
3.3	EXTERNAL ACCESS	31
3.4	INTERNAL MOVEMENT & PARKING	33
3.5	LANDSCAPE	34
3.6	BIODIVERSITY	35
3.6	ARBORICULTURE	36
3.8	LIGHTING	36

## **SECTION 4: PROJECT ELEMENTS**

---

4.1	FARM HUB	38
4.2	GLAMPING AND HARDNIPS BARN	40
4.3	RURAL ENTERPRISE CENTRE	48
4.4	RURAL FOOD & RETAIL	58
4.5	EQUESTRIAN CENTRE	67
APPENDIX 1: SUSTAINABILITY, THE TRIPLE BOTTOM LINE		82
APPENDIX 2: OPERATIONAL INTEGRATION MATRIX		83

## THE TEAM

<b>Applicant</b>	Artemis Land and Agriculture Ltd
<b>Planning</b>	Dominic Lawson Bespoke Planning
<b>Environmental</b>	Royal HaskoningDHV
<b>Transport and Access</b>	Royal HaskoningDHV
<b>Landscape and Visual</b>	Sheils Flynn
<b>Architectural</b>	Taylor Architecture & Urbanism Ltd
<b>Ecology</b>	The Ecology Co-op
<b>Arboricultural</b>	SJA Trees
<b>Equestrian</b>	Gemma Bowles
<b>Geotechnical</b>	Royal HaskoningDHV
<b>Lighting</b>	Royal HaskoningDHV
<b>Building Surveys</b>	Carter Jonas
<b>Minerals</b>	Iain Henrys
<b>Archaeological</b>	Border Archaeology
<b>Leisure and Tourism</b>	Bob O'Connor
<b>Economic Impact</b>	Amion Consulting

## CONTACT

Ed Taylor RIBA | RIAS  
Director

**TAYLOR ARCHITECTURE & URBANISM LTD**  
info@taylorurbanism.com



FIGURE 1. CLEFT CHESTNUT PALING  
ALONG RESTRICTED BYWAY

# SECTION 1

---

# Introduction

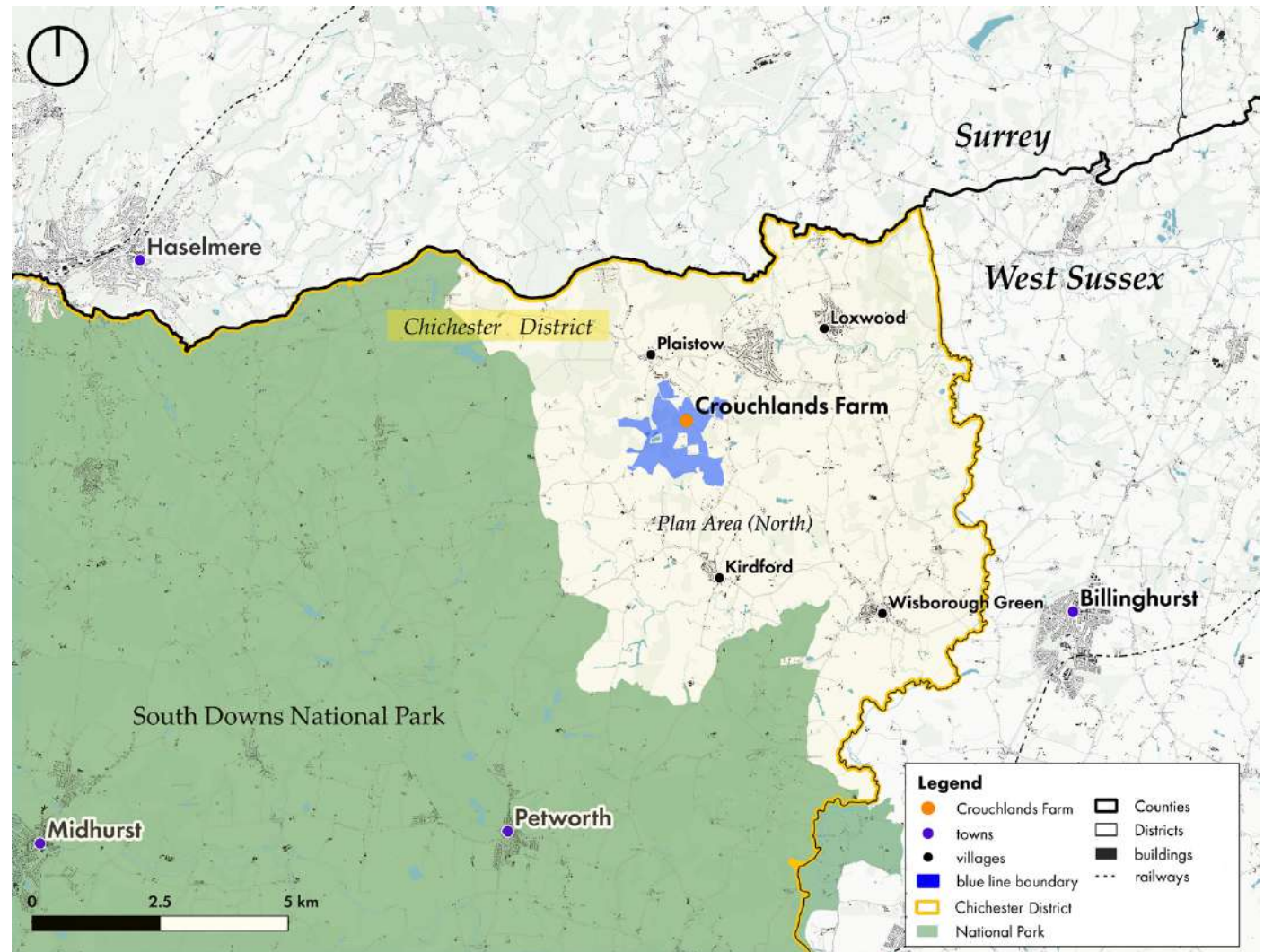
## 1.1 INTRODUCTION

This Design and Access Statement accompanies the full planning application at Crouchlands Farm, Rickman's Lane, Plaistow RH14 0LE ('the site') for:

*The regeneration of Crouchlands Farm, comprising demolition of selected buildings, extension, refurbishment and remodelling of selected buildings and the erection of new buildings to provide up to a total of 17,169 sq m (including retained / refurbished existing buildings) comprising the existing farm hub (sui generis), a rural enterprise centre (Use Classes E, C1 and F1), a rural food and retail centre (Use Class E and F1), an equestrian centre (Use Class F2 and C1) and a glamping site (Use Class E and sui generis); provision of new hardstanding, pedestrian, cycle and vehicular access, circulation and parking, landscaping including new tree planting, maintenance and improvements to the Public Rights of Way, site infrastructure and ground remodelling.*

The above development is referred to as the 'Whole Farm Plan'. The applicant is Artemis Land and Agriculture Ltd ('Artemis').

FIGURE 2. CONTEXT MAP



**FIGURE 3.** PUBLIC RIGHTS OF WAY  
SIGNAGE WITHIN THE SITE

The Farm as owned by Artemis is approximately 194 ha in size, with the application site comprising 51 ha.

The purpose of this Design and Access Statement is to provide an overview of the proposed development – the underpinning design principles and concepts as well as the means of access within and around the site. It describes how the Whole Farm Plan and individual proposals respond to the constraints and opportunities of the site, as well as through extensive stakeholder consultation to establish an environmentally, economically, and socially sustainable blueprint for investment.

The planning application is also supported by the following documents, forms and plans:

- Air Quality Assessment
- Application form
- Arboricultural Impact Assessment
- Archaeological Report
- Community Infrastructure Levy form
- Biodiversity Enhancement Strategy
- Ecological Impact Assessment
- Economic Impact Assessment
- Environmental Impact Assessment

- Equestrian Report
- Flood Risk Assessment and Drainage Strategy
- Glamping and Rural Diversification Report
- Heritage Statement
- Lagoon 3 Technical Note
- Land Quality / Contamination Assessment
- Landscape and Visual Impact Assessment
- Lighting Assessment
- Lighting Spill Model
- Minerals Resource Assessment
- Noise Assessment
- Operational Statement
- Planning Statement
- Rural Enterprise Centre Report
- S106 Draft Heads of Terms
- Statement of Community Involvement
- Structural Conversion Statement
- Sustainable Design and Construction Statement
- Transport Assessment
- Travel Plan
- Water Neutrality Report
- Woodland Management Plan



## 1.2 BACKGROUND

Artemis Land and Agriculture Ltd purchased Crouchlands Farm in 2019 to remediate and regenerate the Farm, and to address the effects of the previous use of the Farm by the previous operators.

Since purchasing the site, Artemis has spent more than £7.5 million on restoration work. This is ongoing and includes:

- removal of the biogas plant;
- clearance of waste material stored at the Farm (with the exception of Lagoon 3, which is not in Artemis's ownership);
- restoration of Lagoons 1 and 2;
- improvements to the farm infrastructure including trackways, buildings and fencing;
- improvement of the existing Public Rights of Way, and the proposed creation of new permissive paths; and
- commitment to the Countryside Stewardship Scheme and environmental improvements across the farm, including significant planting of 2,500m of hedgerows, and restoration of fencing around the entire farm landholding.

Alongside this restoration work, Artemis has also reintroduced livestock to the Farm including rare breed

cattle, sheep and pigs. In March 2022, the Farm achieved the prestigious 'Red Tractor' status, which assures that the produce supplied by the farm is of the highest standards.

Artemis now seeks to establish a rural exemplar of complementary, diverse uses. Rather than a discrete sequence of individual proposals, in consultation with Chichester District Council the interlinked project elements are being submitted as a single application brought together under a Whole Farm Plan, building on three core aspects: the environment, education, and enterprise.

## 1.3 STRATEGIC CONTEXT

At a county level the Site is located centrally within the northern part of West Sussex, about two miles from the boundary with Surrey. At a district level the Site is located within Chichester. Around 70% of the District falls within the National Park for which the South Downs National Park Authority is the planning authority. Plan Area (North), within which the Site is centrally located, is outside of the South Downs National Park, and Chichester District Council remains the planning authority.

Plan Area (North) encompasses the nearby service villages of Plaistow, Kirdford, Ifold, Loxwood and Wisborough Green. Within a wider radius, the Site is located about 5 miles from the towns of Billingshurst and Petworth, 7 miles from Haslemere and 9 miles from Midhurst, and Horsham.

Crouchlands Farm also lies within the "Coast to Capital" Local Enterprise Partnership (LEP) area and is approximately equidistant between the cathedral city of Chichester and Gatwick Airport (about 17 miles from each).

The majority of Coast to Capital's land area is rural. Of its rural businesses 27% are in rural Chichester, the highest proportion after rural Horsham. Coast to Capital aims to create, 'the most dynamic non-city region in England'. The biggest sector in the rural economy of Coast to Capital is professional, scientific and technical, followed by wholesale and retail. Rural Coast to Capital has significantly more jobs in education, accommodation & food, and manufacturing than its urban counterparts. Rural Coast to Capital has a higher percentage in the 50+ age groups than urban Coast to Capital.

Chichester's Economic Development Strategy notes the importance of its food and drink sector. It also highlights challenges and opportunities, that the District's, *'rich and diverse food and drink production sector increasingly operates in competitive international markets and requires people with high-level business and technical skills. Its farmers and foresters have to find new ways of making their businesses competitive, making better use of their buildings and land, finding new ways of working together, exploring new markets, and strengthening supply chains.'*

Overlapping with food and drink, the rural beauty of the District also helps to drive a strong tourism sector, with its ancient woodlands, shaded lanes, pretty villages and welcoming pubs that extend well beyond the boundaries of the South Downs National Park.

With regard to Plan Area (North), Chichester's Housing and Economic Development Needs Assessment (HEDNA) notes that it has the highest median house prices and rental costs in the district. Compared with the rest of the District, Plan Area (North) has very little availability of office or industrial / manufacturing floorspace, measured by availability and transactions across a number of years, reflecting its historically rural and largely residential status.

## 1.4 APPLICATION SITE

The full landownership of Crouchlands Farm (blue lined), comprises approximately 194 ha and includes open fields in agricultural use (grazed and / or used for silage production), scattered trees, wood and shaws, ponds, paths, hedgerows and ditches.

The application site (red lined) comprises 51 hectares of the wider farm. It includes two remaining lagoons, the existing farm buildings and associated hard standing (the large cattle shed and workshop, five largely redundant steel-framed buildings and the cabins that currently accommodate the offices and welfare facilities of Artemis), and the existing fields to the south of the farm buildings, which also includes an existing agricultural building.

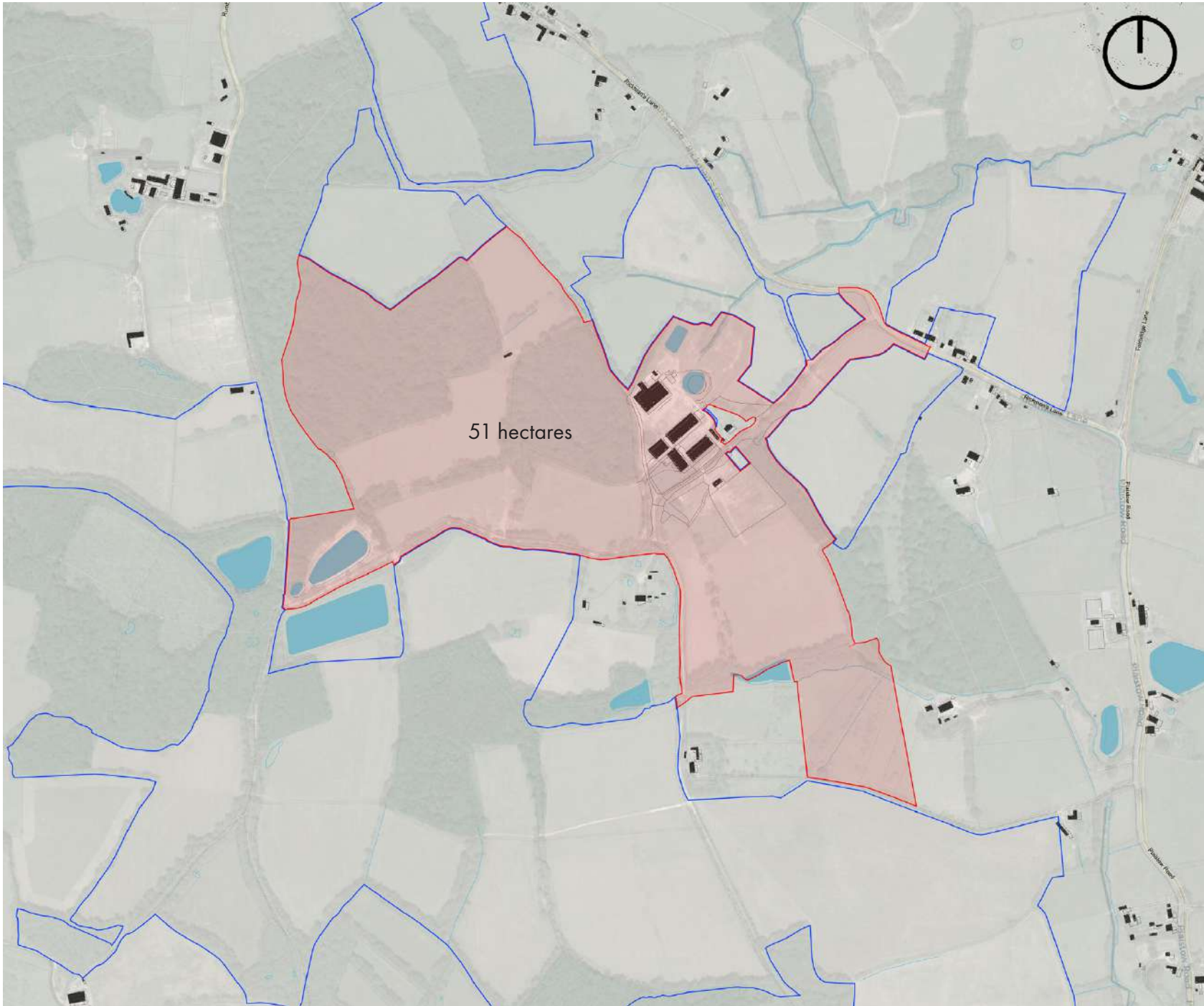
Hardnips Barn, also within the application site, was converted to form two dwellings around 10 years ago but is not currently occupied and is not in a habitable condition. Moore's Green Cottage, a house located adjacent to the existing farm buildings, is now in separate ownership.

The application site includes the principal farm access

and its junction with Rickman's Lane to the east. Near to the junction Rickman's Lane serves a small number of residential properties with private driveways directly off the highway. These are associated with the original buildings of Streeter's Farm (now divided into two properties). The semi-detached pair of houses closest to the junction remain within the wider ownership of Crouchlands Farm.

**Note.** *The drawings in this Design and Access Statement are sized to fit the document and are not to recognised scales. For accurately scaled drawings please see the accompanying plans.*





**FIGURE 4.** APPLICATION SITE (RED LINED)



FIGURE 5. FARM BUILDINGS AND BIOGAS PLANT AT THE EARLY STAGES OF ITS REMOVAL.

## 1.5 PLANNING POLICIES AND GUIDANCE

The application site is designated as countryside. It is not within an Area of Outstanding Natural Beauty (AONB), the Green Belt, a National Park, nor a Conservation Area. The Proposed Development is not located within or in the vicinity of a statutory Air Quality Management Area (AQMA).

West Sussex County Council is the strategic transport authority and covers services such as roads and fire and rescue, as well as waste, minerals and education. At a district level Chichester District Council is the planning authority and provides services such as housing, refuse collection, culture and leisure.

The accompanying Planning Statement sets out how the regeneration strategy for Crouchlands Farm and the proposals of the Whole Farm Plan satisfy the National Planning Policy Framework, Chichester District Council's Development Plan and the relevant policies and objectives of the Local Plan (2015), as well as other material planning considerations. It also details the planning history of the site.

Chichester District Council is currently undertaking a Local Plan Review which will shape where new development will go in the Chichester District up to 2035. The Preferred Approach version of the plan was published in December 2018 and consulted on between 13 December 2018 and 7 February 2019. It is

anticipated that the emerging plan will be adopted in Autumn 2022 - Spring 2023.

Crouchlands Farm as a whole spans across both the civil parishes of Kirdford, and Plaistow and Ifold. The application boundary falls solely within the parish of Plaistow and Ifold. The Neighbourhood Plan of Plaistow and Ifold Parish Council has been withdrawn. Similarly its unadopted Village Design Statement (VDS) has been withdrawn with the intention of it being adapted to become a Design Code within a future Neighbourhood Plan. These documents nonetheless remain valuable source documents regarding the characteristics, concerns and aspirations of the Parish.

This Design and Access Statement makes reference to planning policies and objectives in relation to the design principles and proposals. Other supporting documents make reference to specific policies, technical standards and legislation in relation to subject matter, for instance the Transport Assessment refers to West Sussex County Council policy, and the Landscape and Visual Impact Assessment refers to the county-wide Landscape Character Assessment (LCA).

Reference has also been made to other guidance documents and advice notes during the development of the proposals.



FIGURE 6. POLICY AND GUIDANCE DOCUMENTS.



FIGURE 7. LAGOON 2 IN THE PROCESS OF REMEDIATION

# SECTION 2

---

# Site Appraisal

## 2.1 BIOGAS PRODUCTION

Crouchlands Farm has traditionally been a mixed, dairy farm that was subsequently developed for industrial use. From around 2007 the use of the Site became dominated by biogas production, which ceased in 2017 following an enforcement notice issued by Chichester District Council.

Prior to the enforcement notice being served, it is understood that the farm was subject to poor management and unauthorised development, resulting in serious incidences of pollution and a legacy of environmental damage associated with the storage lagoons and biogas plant. The management of the facility also required the disposal of a waste product known as digestate, which was spread across the fields as liquid fertiliser. The biogas production infrastructure has already been removed in compliance with the relevant enforcement notice, however, parts of the Farm remain in a degraded condition and the processes of remediation and restoration are ongoing.

To the immediate south west of the application site is 'Lagoon 3', the largest of the digestate lagoons. It is still owned by the previous operator and is the subject of an

enforcement notice that required its removal by May 2021. The ongoing legal process is being led by Chichester District Council and is expected to be concluded shortly.

'Lagoon 2' is included within the west of the application boundary. Just beyond this, outside the boundary, is 'Lagoon 1'. It is proposed that both areas will be restored to native woodland. 'Lagoon 4', which now holds surface water, is located to the immediate north west of the farm buildings within the Site.

Substantial quantities of mixed waste, much of it associated with the biogas production had been stored and disposed of at the Site. Around 1.8 hectares of the field to the south of the farm buildings consists of disturbed and made ground, which is subject to further investigation and remediation.

FIGURE 8. LAGOON 3 FENCING

FIGURE 9. LAGOON 2 ACCESS CUTTING THROUGH FOOTPATH 564

FIGURE 10. FORMER BIOGAS PLANT REMEDIATION



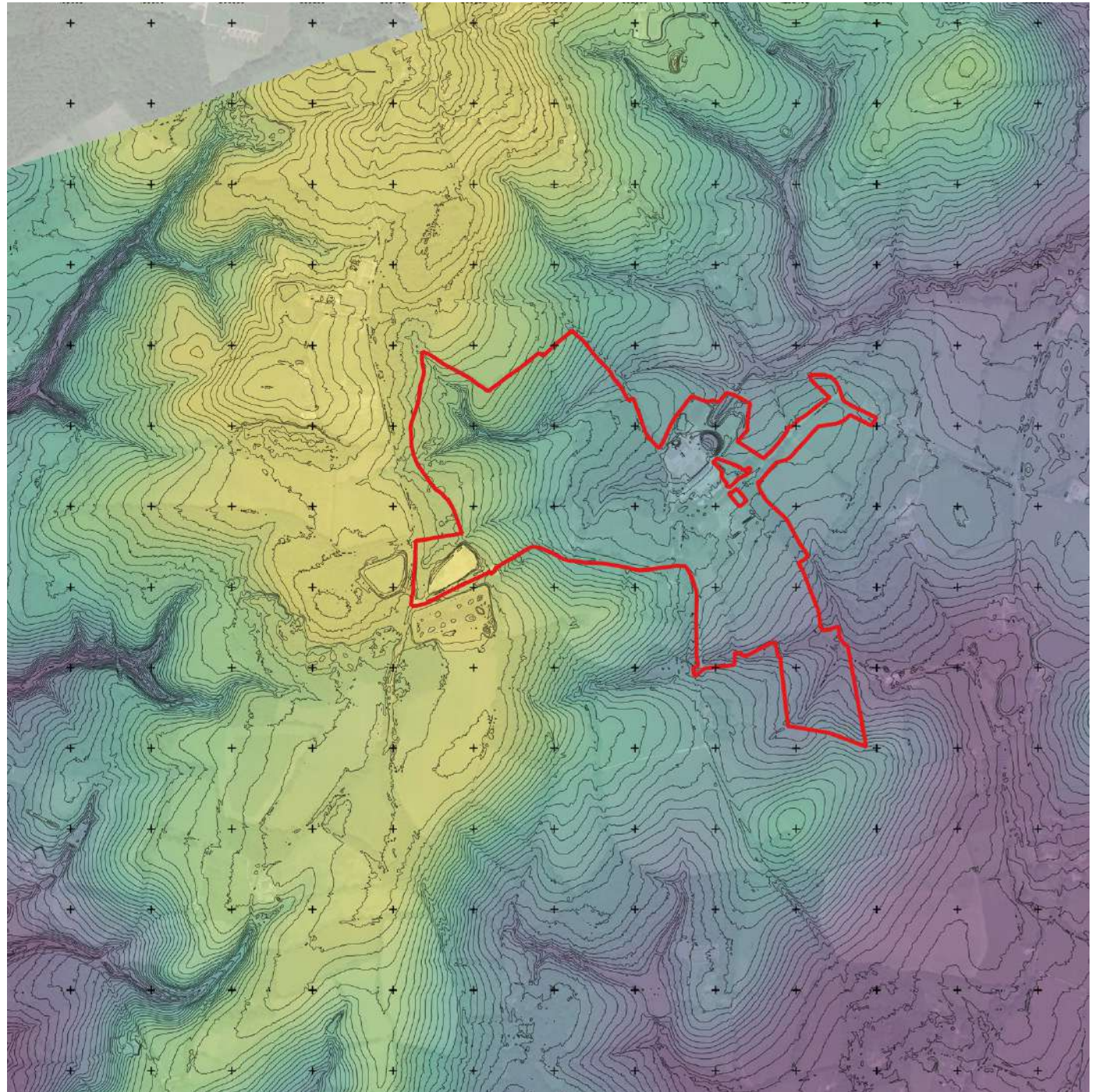
**FIGURE 11.** TOPOGRAPHICAL MODEL  
OF THE SITE IN CONTEXT

## 2.2 LANDFORM AND LANDSCAPE

The Site is located within a rural part of the district, the landscape of which is characterised as Low Weald. It has gently undulating topography that is dissected by numerous winding tributaries of the River Arun. A minor ridge runs from just north of the village of Plaistow several miles to its south, which borders the west of the Site. The general landform of the Site is a gentle slope, descending from the west towards the east.

The village of Plaistow is located around 75m above ordnance datum (AOD), whilst the buildings of Crouchlands Farm are at an elevation of around 50m AOD. The South Downs National Park comprises the higher chalkland 'spine' of the South Downs, the boundaries of which are approximately 2km to the west and 4km to the south of the Site.

Following the removal of the historical industrial infrastructure, the Site is principally a patchwork of enclosed, agricultural fields and woodland. A number of the woodland blocks and shaws (wooded belts) are recorded on Natural England's Inventory of Ancient Woodland. All woodland edges and isolated trees have been assessed in terms of their landscape,



ecological and intrinsic value, as described in the accompanying Arboricultural Impact Report. The majority of the woodland is comprised of mature, native broadleaved specimens with few examples of exotic or coniferous species. The most common species is English oak which comprises the majority of the individual trees growing within the tree belts surrounding the fields.

Traditionally the woodlands would have been worked – notably for glassmaking, charcoal production and iron smelting. In recent times they have been left unmanaged, which has led to the establishment of poor-quality understorey and a lack of ground cover in some woodland compartments. In addition, several woodland compartments have dense over-storey specimens which in places are starting to cover over areas that appear to have been ride features. Consequently, there is a significant risk that the lack of light penetration into the lower levels of the woodland is imposing a limiting factor to the development of high-quality understorey, ground cover and natural woodland regeneration.

Named woodlands within the application site include Hardnips Copse (immediately west of the existing farm

buildings) and Limekiln Wood (to the north west of the application site). As illustrated by historic Ordnance Survey maps, several former hedgerows and tree belts have been lost across the farm during the C20th although much of the compartmentalised character of the fields remains.

A network of Public Rights of Way (PROW) run through the site consisting of byways, restricted byways, bridleways and footpaths. The two restricted byways that run north – south (nos 639 and 633) are former droveways. These PROWs retain an attractive rural character of narrow, enclosed tracks and lanes, whilst also acting as ‘landscape receptors’ that afford views into the site, particularly the more open areas, albeit often filtered through woods, tree belts and hedges.

The accompanying LVIA further discusses landscape and visual baselines (independent but related issues) that have influenced the landscape proposals and development strategy.

**FIGURE 12.** LIMEKILN WOOD,  
ANCIENT WOODLAND

**FIGURE 13.** THE LARGE FIELD TO THE  
SOUTH OF THE FARM BUILDINGS

**FIGURE 14.** RESTRICTED BYWAY 633  
LOOKING NORTH WEST



### 2.3 FLOOD RISK AND DRAINAGE

The Site lies within Flood Zone 1 and is at very low risk of fluvial or tidal flooding. As discussed in the accompanying FRA, the Site is also at very low risk from groundwater flooding (the emergence of groundwater at the ground surface or into subsurface voids) and no risk of sewer flooding.

The land is underlain by clay as opposed to the chalk of the downlands. As a consequence surface water run-off is greater and is an important consideration in the development strategy for the Site. The lower lying areas that are at potential risk of surface water run-off events are highlighted in the accompanying Flood Risk Assessment and Surface Water Drainage Strategy. To mitigate against these risks, the drainage strategy has been based 1 in 100 year events, plus 40% climate change allowance, and 10% urban creep allowance.

The Site is located within the River Arun Nitrate Vulnerable Zone, designated to restrict agricultural nitrate pollution. The Farm and surrounding area is also located within the Sussex North Water Resource Zone. All development proposals within the WRZ that may lead to a material increase in water demand need to demonstrate water neutrality.

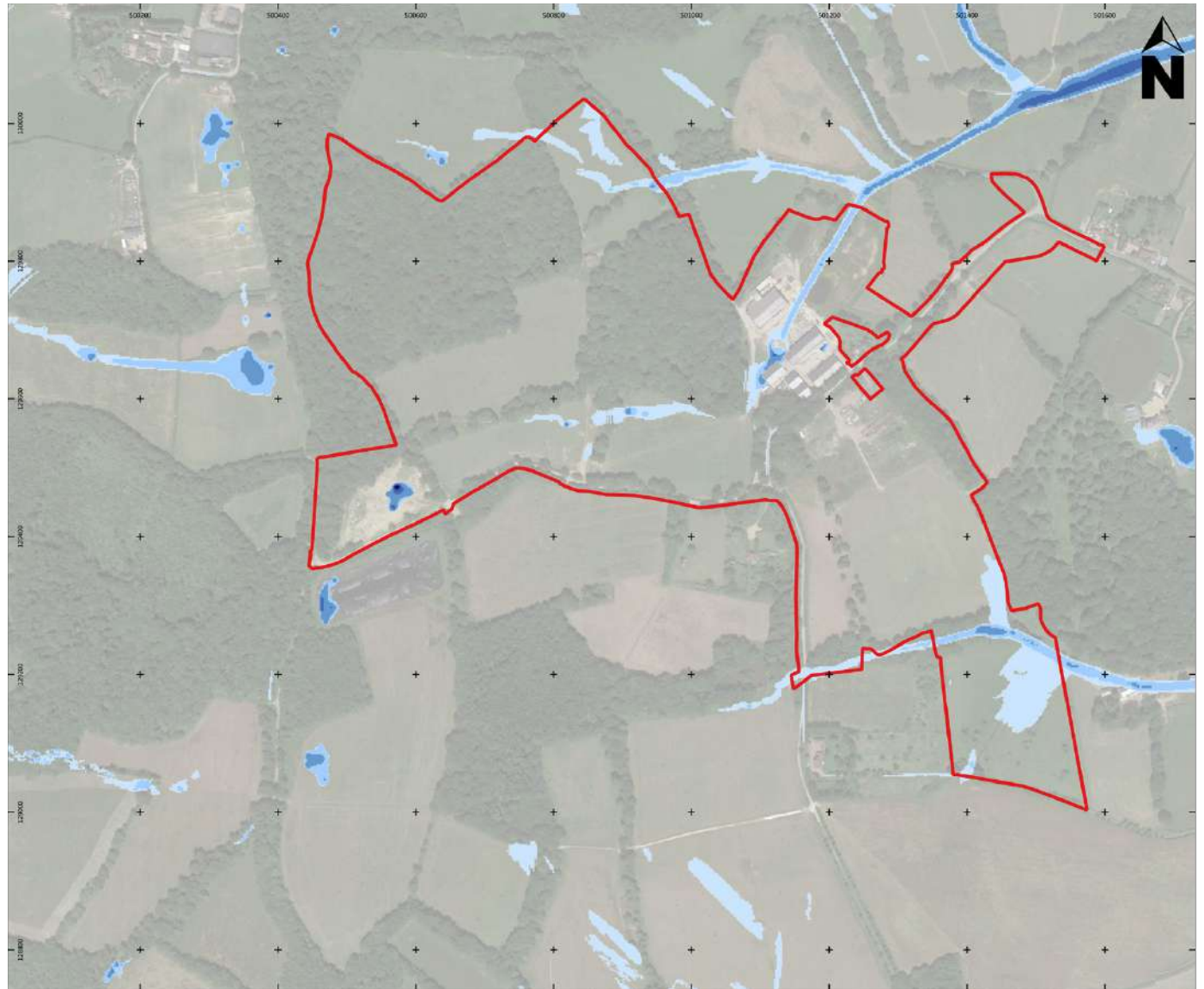








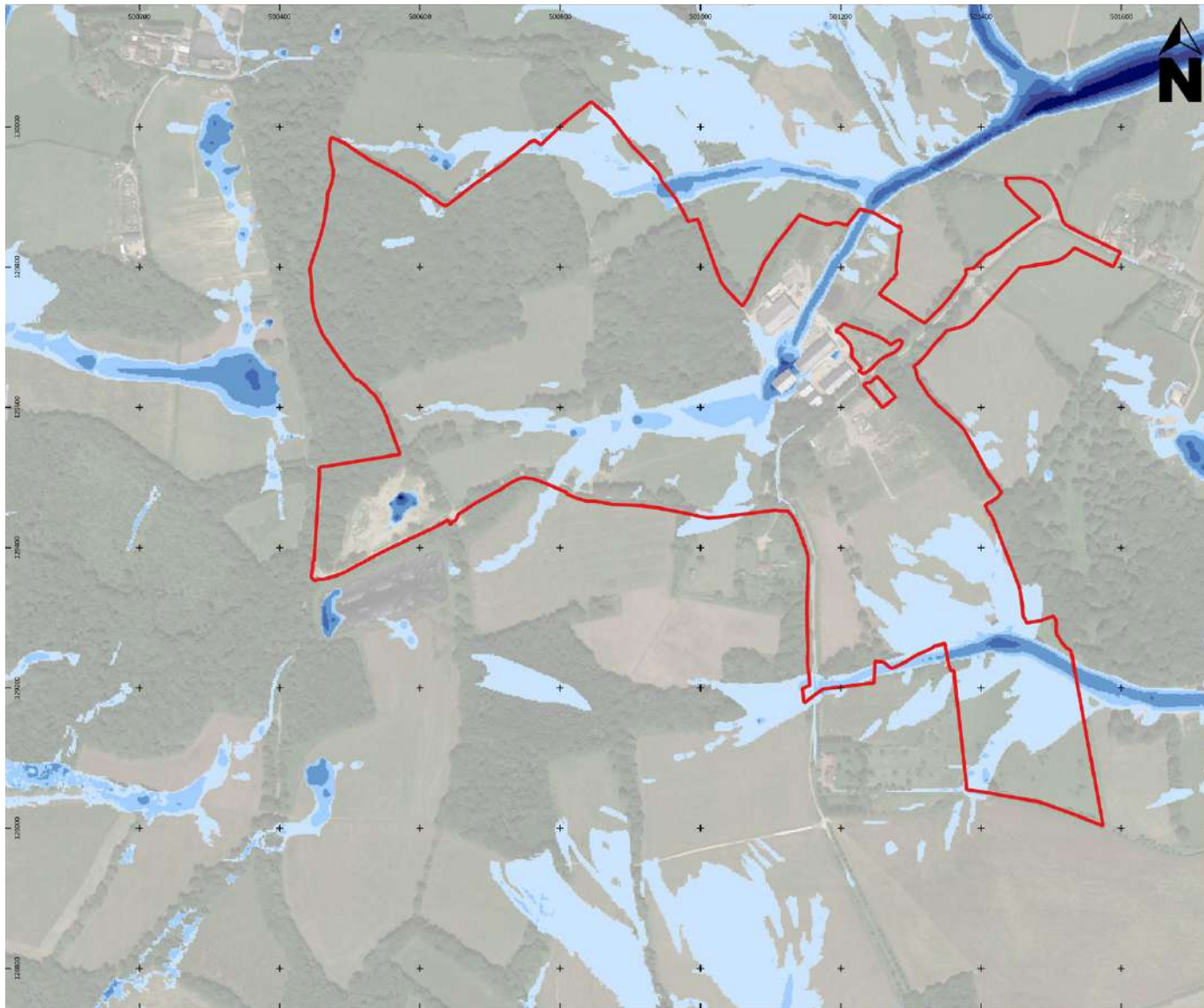
FIGURE 15. 1:100 YEAR SURFACE WATER FLOOD EVENT

#### LEGEND

Redline Boundary

 Below 150 mm	 600 to 900 mm
 150 to 300 mm	 900 to 1200 mm
 300 to 600 mm	 Over 1200 mm











**FIGURE 16.** 1:1000 YEAR SURFACE WATER FLOOD EVENT

**LEGEND**

Redline Boundary

	Below 150 mm		600 to 900 mm
	150 to 300 mm		900 to 1200 mm
	300 to 600 mm		Over 1200 mm



**FIGURE 17 & 18.** SURFACE WATER AFTER HEAVY RAIN IN LOW LYING AREAS OF POOR DRAINAGE

## FIGURES 19-22.

TOP-LEFT: RICKMAN'S LANE LOOKING SOUTH TOWARDS STREETER'S FARM

TOP-RIGHT: MAIN FARM ACCESS ENTRANCE FROM RICKMAN'S LANE

BOTTOM LEFT: FARM ACCESS ROAD AND BRIDLEWAY 643;

BOTTOM-RIGHT: GATED ACCESS TO PATH THROUGH HARDNIPS COPSE



## 2.4 ACCESS

Crouchlands Farm is situated approximately 1km south-east of the village of Plaistow, 1.5km south-west of Ifold and 3km north of Kirdford. Each village has a shop and a village hall but otherwise services and employment are very limited across the Local Plan (North) area. The primary school at Plaistow also serves Kirdford. The villages, however, benefit from an extensive, connected network of Public Rights of Way - bridleways, restricted byways and footpaths - throughout the countryside between them.

The accompanying Transport Assessment details the existing conditions at the Site, its accessibility and connectivity by a range of modes.

The primary means of vehicular access is via a simple priority junction off Rickman's Lane. The cluster of houses at Streeters Farm, and Crouchlands Farm entrance, are served by the 64 and 69 bus services (Compass Travel). From the junction the asphalted farm access road is aligned along Bridleway 643 and a horse bypass is provided adjacent to the gated access to the Farm.

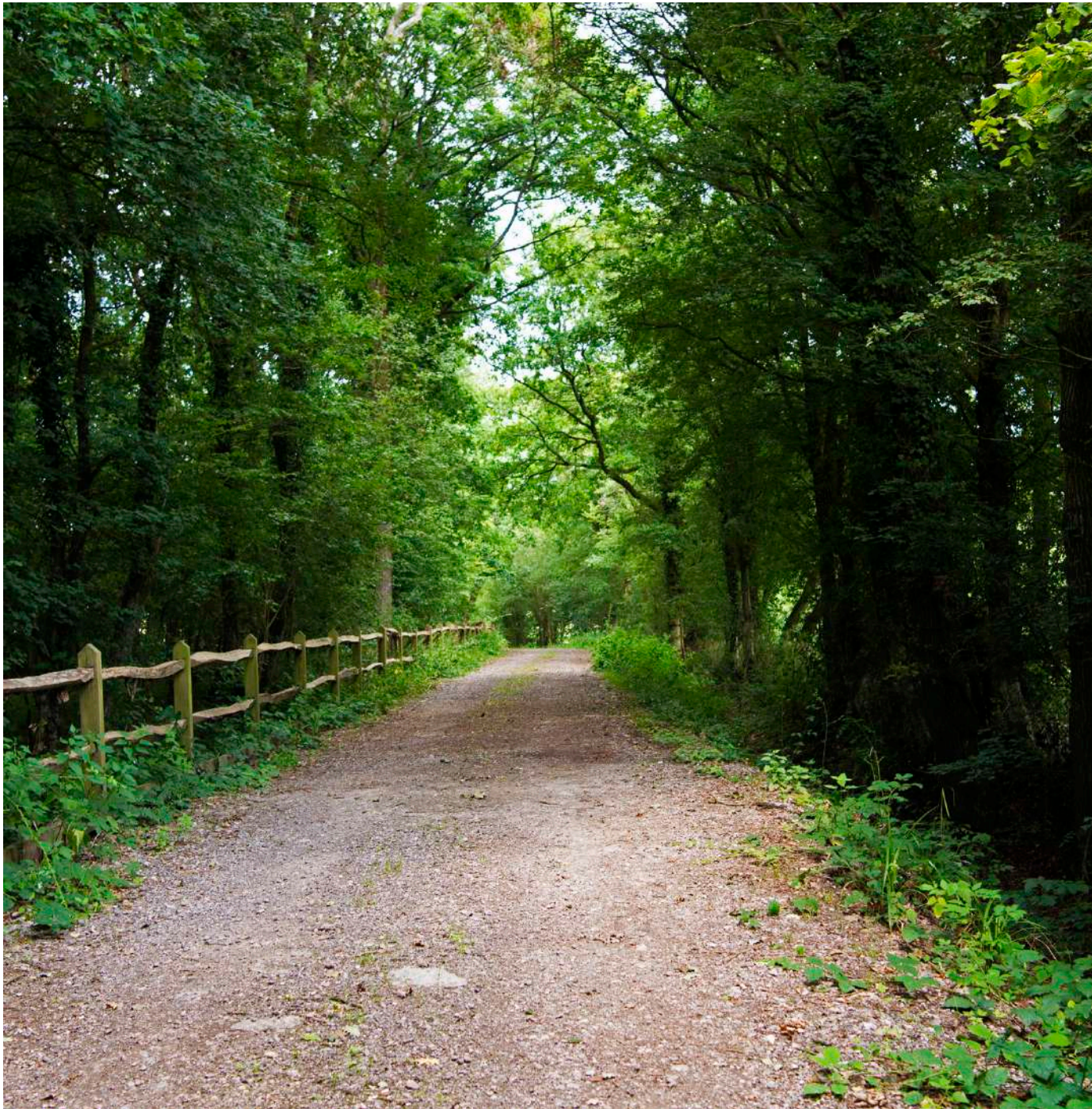
The existing junction has limited emerging visibility due

to a hedge-lined bend immediately to its north. The farm access and vicinity of the junction with Rickman's Lane is included within the application boundary.

Rickman's Lane is an unclassified two-way road with broken white lines down the centre (faint in places). It connects Plaistow and Kirdford to the south. At its northern extent, Rickman's Lane becomes The Street as it enters the village of Plaistow, and to the southeast, it becomes Plaistow Road at its junction with Foxbridge

Lane, approximately 500m from the Crouchlands Farm site access junction.

It is subject to the national speed limit although recorded speeds in the vicinity of the Farm junction are typically around 40 mph or less (Transport Assessment p.16). No footways are present at the farm frontage on Rickman's Lane, nor indeed throughout most of Plaistow where simple grass verges are more typical.

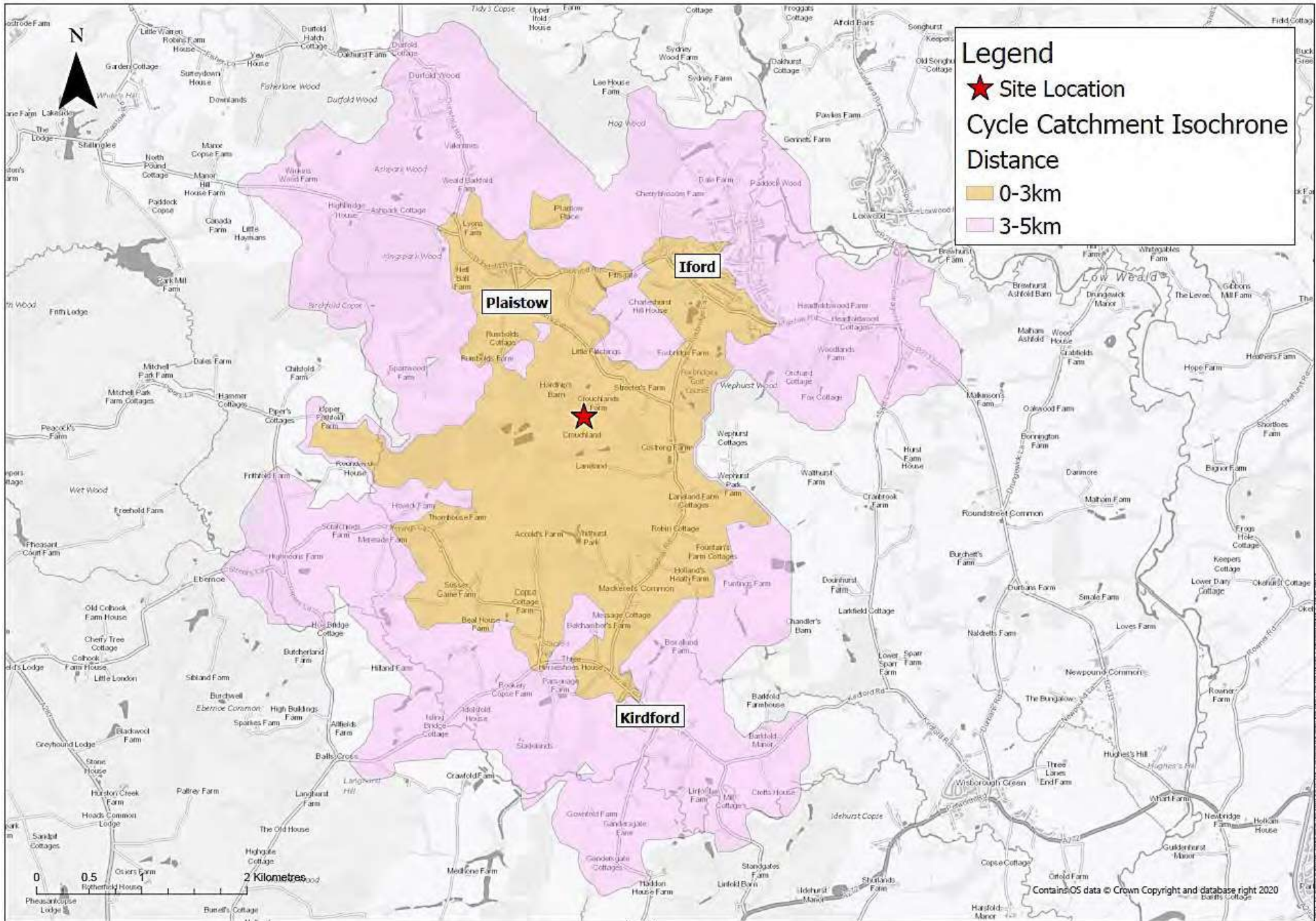


**FIGURE 23.** RESTRICTED BYWAY WITHIN THE FARM

Within the application site, the network of Public Rights of Way together provide six points of access into the Site for non-motorised users, including four points of access suitable for equestrians. These PROW are well used by walkers, equestrians and cyclists and clearly defined with wayfinding present throughout. Supported by the network of PROW, the surrounding areas including Plaistow and Mackerel's Common are accessible for walkers, cyclists and equestrians within a 3km travel distance as illustrated on the following page.

Pending further risk assessments, as a result of concerns associated with Lagoon 3, sections of Public Rights of Way 639 and 3519 currently remain closed. Footpath 564, which runs parallel to the 3519 byway, was partially removed during the construction of Lagoon 2 by the previous operators and is in the process of being reinstated. An alternative, temporary permissive path has been provided by Artemis to the south of Middleground Copse.

The accompanying Transport Assessment and Framework Travel Plan include a PROW note as an appendix. As well as the need to reinstate closed PROW, it also identifies areas where improvements would be beneficial for access, as well as potential long-term permissive paths.



**FIGURE 24.** 3KM AND 5KM ACTIVE TRAVEL CATCHMENTS  
ROYAL HASKONINGDHV

## 2.5 Ecology

The accompanying ecological studies (covering the Site in three parts) have sought to identify protected species, priority species and habitats for conservation and invasive non-native species, through both existing records and site surveys. The reports also make recommendations for mitigation measures and ecological enhancements.

The principal features of greatest ecological value across the Site are the high-value priority woodland and hedgerow habitats, as well as some of the scattered trees and several of the smaller ponds. The ecological quality of existing hedges across the Site varies from species-rich to species-poor.

The majority of the species-poor improved grassland, ruderal vegetation occupying disturbed ground, larger ponds and lagoons, bare ground and hard-standing, and agricultural buildings are assessed as being of limited or negligible ecological value.

The following protected and priority species have been identified, both within the Site and the wider landholding:

- bat roosts in trees (including Bechstein's bats);
- eight species of commuting / foraging bat including barbastelle bats;
- great crested newt within four ponds within and immediately adjacent to the farm;
- At least seven priority moth species and a white admiral in woodland; and
- nine species of red-list birds recorded as possibly, likely or confirmed breeding within the site.

No reptiles were recorded within the Site and a likely absence was noted within areas of potential development. However Sussex Biodiversity Records Centre provided records for grass snake, slow worm and common lizard within the wider vicinity of Crouchlands Farm.

In addition to appropriate management, opportunities have been identified to restore and create new hedgerows, plant more native trees, create species-rich grassland, restore / enhance man-made features and remove invasive species. Proposed mitigation measures include a sensitive lighting scheme and compensatory foraging habitat.

FIGURE 25. BECHSTEIN'S BAT

FIGURE 26. OAK LUTESTRING MOTH

FIGURE 27. GREAT CRESTED NEWT



**FIGURE 28.** LANELANDS, GRADE II LISTED

## **2.6 LOCAL DISTINCTIVENESS**

The nearby villages of Plaistow and Kirdford both contain Conservation Areas, and both are rich with listed and non-designated, mostly vernacular patterns of building and a consistent palette of materials. Both Conservation Areas are supported by character appraisals (which include historical development, landscape setting, urban form and public realm), whilst the draft Village Design Statements include guidance on the application of locally distinctive patterns and materials to new buildings.

Typical materials include clay tile roofs, red and grey brick, weather boarding (traditionally tarred), and timber framing, sometimes exposed with stuccoed panels. Sussex is noted for its rich red clay tiles and brickwork and clay deposits are found throughout the Weald. Local bricks are still made at Lambs Pitsham Brickworks near Midhurst. There are also pockets of Wealden sandstone, used occasionally for coursed masonry (e.g. Plaistow's C19th church), or for rubble walls. There remains a quarry north of Fittleworth within the National Park, the stone from which is typically used for gabion baskets.





**FIGURE 29.** CHARACTERISTIC ROOF FORM

**FIGURE 30.** CROUCHLAND HOUSE, 1930s

**FIGURE 31.** CROUCHLAND HOUSE, OUTBUILDINGS (NON-DESIGNATED) VISIBLE FROM BYWAY 3519

**FIGURES 32 & 33.** MODERN FARM BUILDINGS IN A PROMINENT LOCATION NORTH OF PLAISTOW



Domestic buildings are often characterised by half gables and catslide roofs, substantial chimney stacks, casement windows and frequently tile-hung at first floor. Doors are usually plain, vertically boarded rather than panelled. Traditional ancillary structures, workshops and barns are typically weatherboarded and with clay tile or sometimes sheet metal roofing.

Whilst there are no listed buildings within the application boundary or the wider ownership of the applicant, Crouchland (house and an outbuilding) and Lanelands, all Grade II listed, sit to the south west and south of the application boundary respectively.

Crouchland House rises to 3-storeys but is well concealed from passing PROW other than its massive brick chimney stacks. Its timber framed structure dates from 1652, built by a master glassmaker. The exterior cladding of the house has evolved organically to include panels of timber framing, brickwork, render, rubble stone and hung tiles.

Field, path and property boundaries are typically either mixed native hedges or cleft chestnut paling.

Throughout the area there are also substantial clusters of modern farm and equestrian buildings, designed to allow for access, modern machinery and good ventilation. Where these are treated unpretentiously as simple volumes with low pitched roofs they usually blend inconspicuously into the landscape. The palette of typical materials includes plain, vertical, timber boarding, sometimes metal sheeting, and profiled roofing (either metal or cementitious), with neutral, matt finishes.



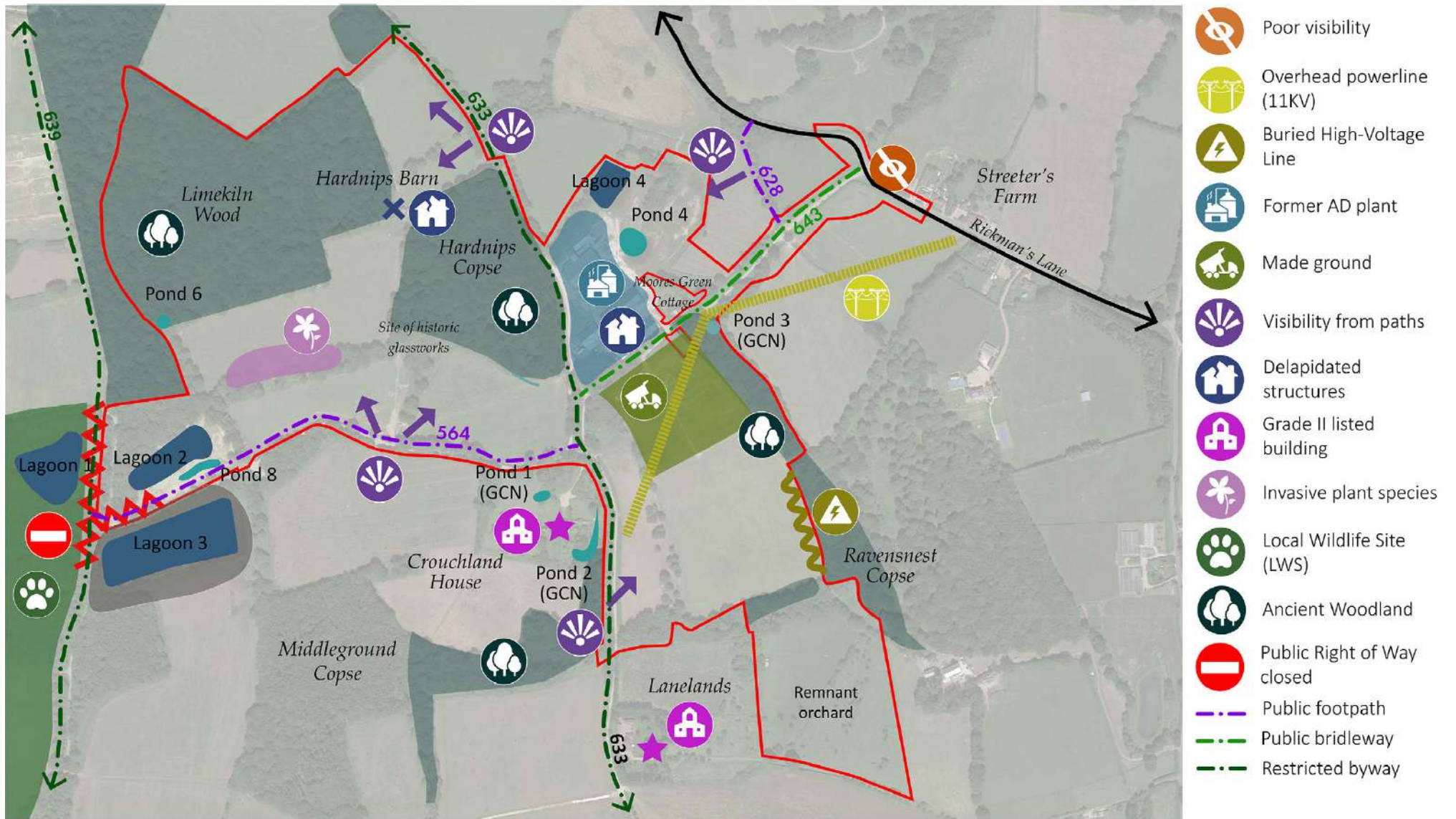


FIGURE 34. CONSTRAINTS DIAGRAM

## 2.7 CONSTRAINTS

The accompanying diagram summarises some of the key site constraints that have been identified as outlined above and accounted for in the proposals. These are addressed more fully in the individual supporting documents.



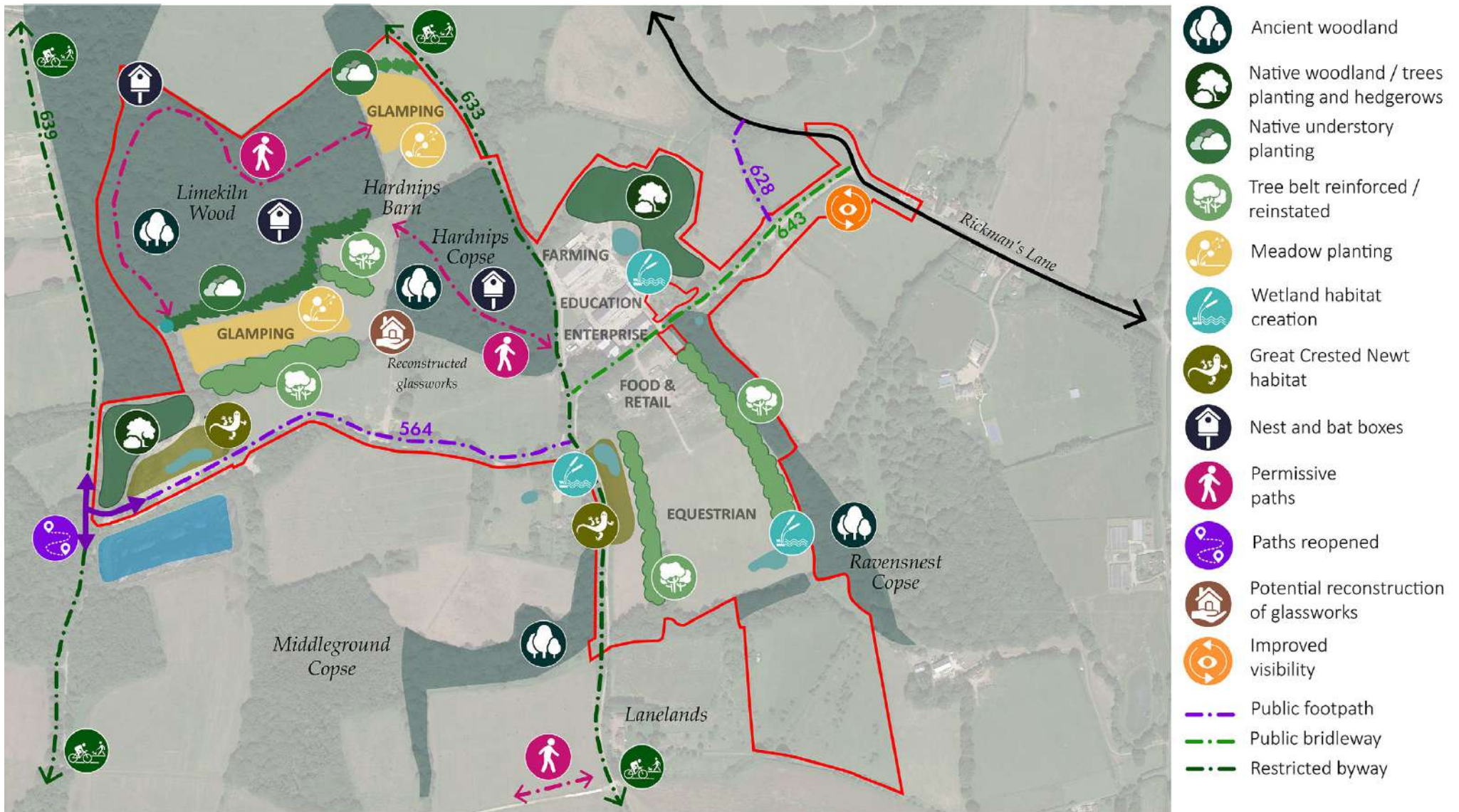


FIGURE 35. OPPORTUNITIES DIAGRAM

## 2.8 OPPORTUNITIES

The accompanying diagram summarises some of the key opportunities that have been identified and developed into proposals for the Site. These are discussed more fully in association with the proposals and subject-specific supporting documents.



**FIGURE 36.** LLEYN SHEEP GRAZING  
IN FRONT OF HARDNIPS BARN

# SECTION 3

# Site Wide Proposals

## 3.1 COMMUNITY & STAKEHOLDER ENGAGEMENT

Engagement with the local community, the planning authority, the highways authority and other bodies commenced from the outset of Artemis' acquisition of Crouchlands Farm from receivership in early 2019, and remains a core and ongoing part of the applicant's approach.

Another guiding principle from the outset has been to develop an overarching plan and vision for the Site so as to govern the integrated programme of mixed-use, rural diversification. Engagement has thus informed both the overall composition and layout of the Whole Farm Plan, as well as aspects of the individual project elements.

The accompanying Statement of Community Involvement describes the pre-application consultations with West Sussex County Council and Chichester District Council, as well as with Plaistow and Ifold Parish Council (statutory consultees), Kirdford Parish Council, the Plaistow Village Trust, Coast to Capital and Brinsbury College. It details comments received at each stage as well as actions and responses.

Pre-application advice from the two authorities has influenced the tailored suite of technical assessments and specialist consultancy that has shaped the design process through the identification of constraints as well as proposals for mitigations and enhancements. Guidance from the county council included the need for a site specific parking assessment and a trip generation assessment, as well as a Minerals Resource Assessment. Advice and discussions with Chichester District Council have related to rural diversification and inward investment, as well as aspects of sensitivity such as lighting, noise, landscape, arboriculture, ecology and biodiversity.

Three public consultation events have informed the proposals:

- November 2019 – public meeting and exhibition
- December to January 2021 – online public consultation
- March to April 2021 – online public consultation

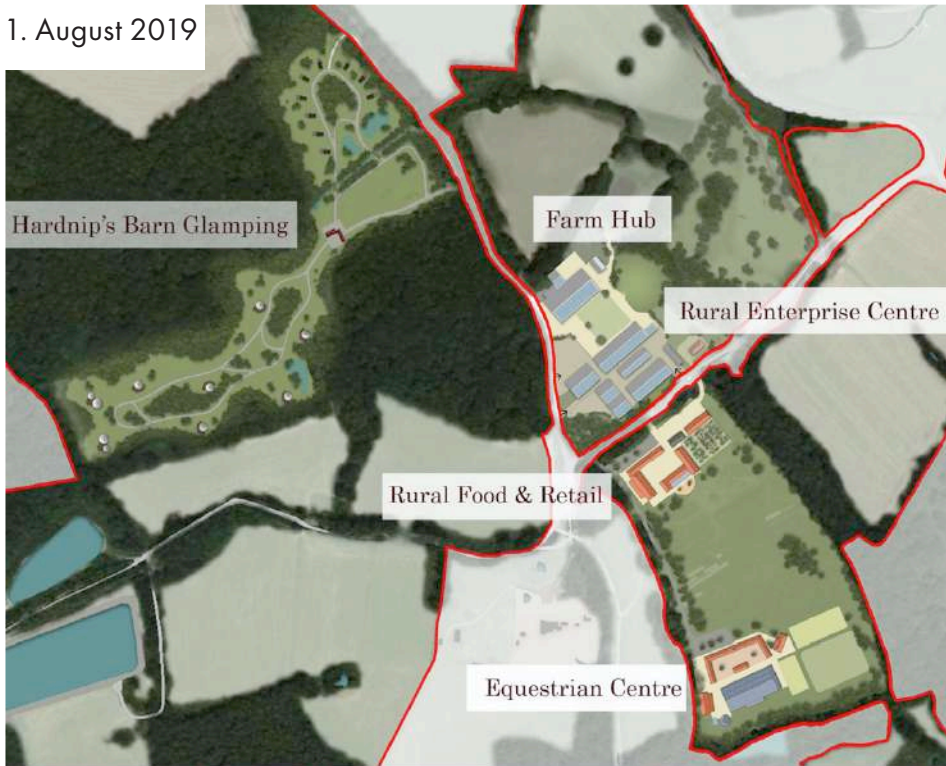
In addition to the formal online public consultations that took place during COVID restrictions, the applicant maintains two websites; one dedicated to the farming and produce of Crouchlands Farm, and another that outlines the wider ethos and emerging proposals for rural diversification, both of which include contact forms:

<https://crouchlandsfarm.co.uk>

<https://www.artemis.land>

The four sequential iterations of the Whole Farm Plan on the following page illustrate the development of the plan across successive stages of engagement. The evolution of individual project elements is discussed in Section 4.

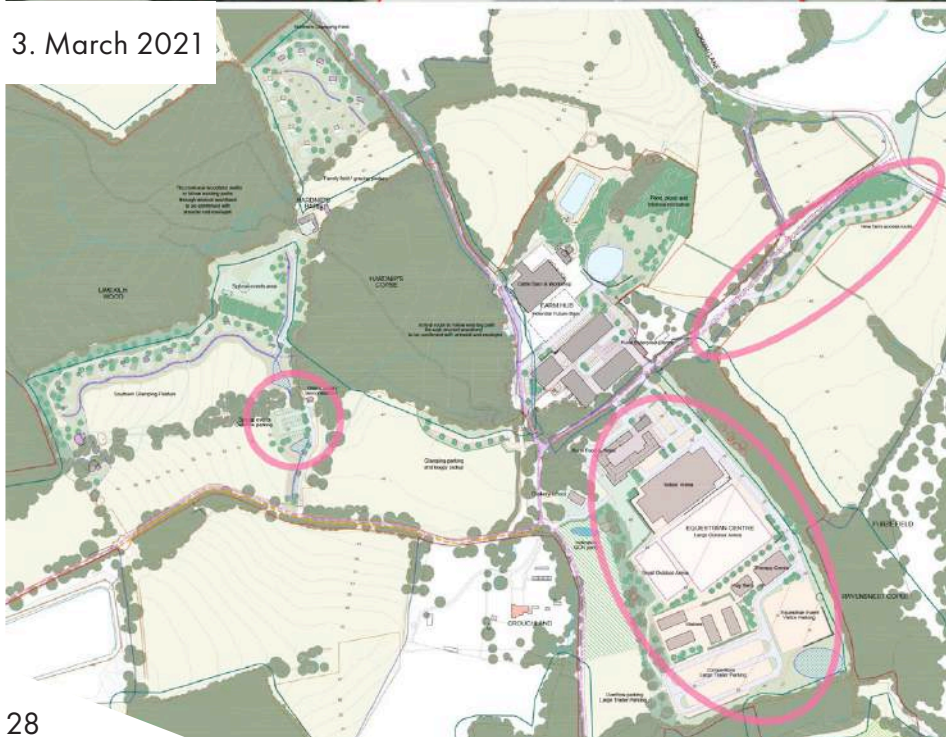
1. August 2019



2. Dec 2020



3. March 2021



4. March 2022



FIGURE 37. EVOLUTION OF THE WHOLE FARM PLAN

**FIGURE 38. PLAISTOW VILLAGE HALL,**  
VENUE FOR PUBLIC MEETING AND  
EXHIBITION, NOV 2019

### 3.2 WHOLE FARM PLAN

The production of Whole Estate Plans is already encouraged within the South Downs National Park where they are used to support organisations that are generally large landholdings and include complex commercial, social and environmental activities.

The need for a similar plan for Crouchlands Farm was identified at the outset of discussions with Chichester District Council, given the size and complexity of the landholding and its scope for rural diversification.

The Whole Farm Plan coordinates the complementary set of uses that has been identified and the way that they interact.

The five broad uses and project elements are:

1. Farm Hub
2. Glamping
3. Rural Enterprise & Education
4. Rural Food & Drink
5. Equestrian Centre

In addition to the arrangement of the project elements, the Whole Farm Plan serves as the coordinating basis for the following site-wide strategies:

- Biodiversity and Landscape
- Woodland Management
- Public Access
- Vehicular Movement
- Parking
- Drainage
- Artificial Light
- Operational Management
- Land Remediation

These interlinked elements and services are outlined below but described in greater detail in the accompanying supporting documents. The Operational Statement in particular describes the linkages between the different uses that are fundamental to the Whole Farm Plan (Appendix 2).





**FIGURE 39.**  
WHOLE FARM PLAN

### 3.3 EXTERNAL ACCESS

The proposed programme of rural diversification will significantly increase opportunities to work, shop, play and learn locally in an area where such options are very limited.

The Site benefits from a network of PROW through and adjacent to it, which render it accessible for walkers, cyclists and equestrians from nearby villages. Notwithstanding the paths that are currently closed, the paths are generally in good condition, with scope for targeted enhancements. In cycling or walking from one community to another, for instance to access the primary school at Plaistow, Crouchlands Farm will provide options to pause and refresh.

The proposed development is by its nature required to be located in a rural setting and it is acknowledged that there will be relatively fewer opportunities for travel by non-car modes compared with sites on urban peripheries. Whilst buses do stop at the Site entrance they are currently too infrequent for everyday use. The Transport Assessment (TA) is supported by a Framework Travel Plan which proposes strategies to minimise trip generation, such

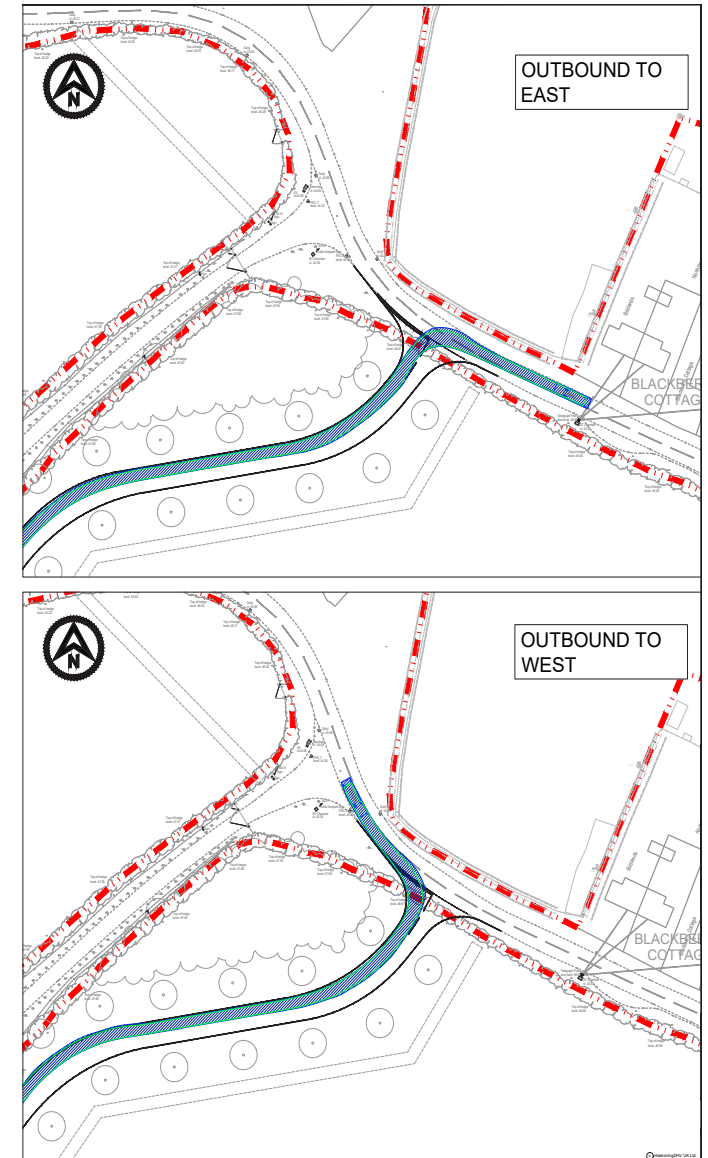
as car sharing and Crouchlands minibuses for groups. It is an umbrella framework applied to the whole site; individual travel plans for particular uses would follow.

Even with 'worst-case' scenario trip generation assessments, on the basis of aggregate, combined vehicle use across all of the different uses, the TA states that a modest level of new trips will be attracted to the site relative to overall road use. It also concludes that there would be a negligible impact upon the five assessed outlying junctions within the wider road network (from Plaistow to the north, Ifold to the north east and Kirdford to the south) with no queuing, based on ratios of flow to capacity.

The current junction at the main access into the Site has limited visibility, especially for outbound vehicles. A new junction and access road is therefore proposed to that will serve all elements of the Whole Farm Plan. It enables visibility splays of 120m either side of the new junction. Sections of hedgerow would be removed and replanted, with extensive new hedges planted across the Site. A Stage 1 Road Safety Audit would follow to fully assess the detail.

FIGURE 40.

NEW JUNCTION SWEEP PATH ANALYSIS,  
ROYAL HASKONINGDHV



### 3.4 INTERNAL MOVEMENT & PARKING

The accompanying Transport Assessment provides details of the site-wide strategies for movement, servicing and parking, based on distribution and assignment across the project elements, as well as the anticipated type and frequency of events (particularly equestrian).

The principal aim is to separate traffic as soon as possible within the Site so that larger, slow moving vehicles are separated from visiting cars, as well as other road and path users such as pedestrians, cyclists and horses. The internal network of roads and tracks has been subject to swept path analysis of a large refuse vehicle to demonstrate that the site can be appropriately serviced. Project element specific access, parking and servicing is outlined in Section 4 below as well as within the TA in greater detail.

A new main access road from the new junction is to serve all elements of the Whole Farm Plan and enables bridleway 643 to be used predominantly by horse riders and pedestrians, as well as less frequent use by farm vehicles and machinery.

Where the main access road meets the original access / bridleway 643, the majority of traffic (Rural Enterprise, Equestrian, Food & Retail, Glamping) will continue into the central spine of the proposed development on a short section of the original road, which will be widened for two-way traffic, before separating to different destinations.

A new link is also provided for farm vehicles to access the Farm Hub independently, which will additionally provide access to a discrete area of car parking for the use of the Rural Enterprise Centre, screened with native woodland planting and native specimen trees.

The parking strategy has been considered against the bespoke nature of the proposals and the daily trip generation profiles of the proposed land uses. It is considered that this reflects WSCC's Guidance on Parking at New Developments, whereby operational needs are balanced against available space, efficient use of land and particular business requirements.

A shared approach to parking is adopted in the centre of the site which allows for different land uses to make best use of the available provision when other uses have less demand, for example during the

week the Rural Enterprise Centre will have a higher parking demand but the Rural Food and Retail Centre will have a lower demand.

Total parking capacity across the site is circa 390 car spaces (including 18 accessible bays), which would not all be in use at the same time, as well as 126 horsebox parking spaces for the equestrian centre (some unmarked), plus overflow competitor parking. The strategy for car parking is discussed in association with individual project elements below and more extensively within the TA.

By separating traffic from the internal circulation close to the new access road, the principle north - south restricted byways and wider PROW network interaction will be minimised between motor vehicles and cyclists, pedestrians and horses. An Events Traffic Management Plan would be implemented across the site for the coordination of occasional larger events.

Refuse and servicing vehicles will enter and exit the site via the same route as private vehicles. The internal site layout currently accommodates large agricultural vehicles and the extended network is capable of accommodating service vehicles.





FIGURE 41. FARM HUB LANDSCAPE LAYOUT, SHEILS FLYNN

### 3.5 LANDSCAPE

Careful landscape and visual analysis has informed the design process throughout. The development proposals have been sited so as to accommodate the built elements of the Whole Farm Plan with limited and mitigated visual impacts.

The largest of the project elements by floor area, the Equestrian Centre, is arranged and situated within the lowest-lying field compartment of the site, where it is partially enclosed by hedgerows and lines of trees, with opportunities for the reinforcement of vegetation.

Car parking and vehicular circulation and service areas have also been designed so as to reduce and minimise their visual impact.

The rural character and landscape setting of the PROW on the site have been safeguarded as a key concern.

The ambitious proposed landscape restoration programme would bring opportunities to reinstate lost landscape elements, hedgerows, shaws, orchards, species-rich meadows and green lanes, and to reintroduce traditional, sustainable modes of woodland management, including coppicing.

The existing permissive route which has been made temporarily available to the south of Middleground Copse will be established as a permissive route, subject to ground conditions and activities on the wider farm site.

In addition, and in conjunction with the Woodland Trust, new permissive paths will be provided through Limekiln Wood and Hardnips Copse. These paths largely follow existing routes through the woodlands, and would be for use only by those visiting the farm as guests associated with the Whole Farm Plan. The new pathways will be clearly signposted with information boards to indicate their status as permissive pathways, whereby dogs will not be allowed, and the pathways would be managed to avoid any adverse impacts, as per the Woodland Management Plan.

The circular site of the former biogas plant tank is now a freshwater pond, which with further re-profiling would be the focus for a picnic and informal recreation area which comprises extensive meadow, backed by new woodlands and framed by informal groups of trees.



Drainage features, discussed further with the project elements, have been designed to make positive contributions to landscape and biodiversity. At the detailed stage of design development, surfacing, fencing, lighting and signage should be selected and designed to minimise disruption to rural character.

### 3.6 BIODIVERSITY

Development proposals have been directed towards agricultural fields and previously developed or disturbed ground of low ecological value. New habitats of ecologically high-value will be established across Crouchlands Farm. Proposed landscape and biodiversity assets include:

- Wildflower meadow creation
- Pond creation
- Wet grassland creation
- Boundary woodland planting
- Native tree / shrub planting
- Strengthening of existing woodland edges

The accompanying Biodiversity Enhancement Strategy contains detailed and bespoke recommendations for these features including native and wildlife-friendly planting schemes.

Species-specific enhancement measures will be incorporated within the development site and include:

- Integrated bat roosting features into new buildings
- Tree mounted bat boxes
- Built-in bird boxes for swifts, sparrows and other small birds
- Tree mounted bird boxes (common species and barn owls)
- Log piles
- Insect houses

Post-construction management of the retained and proposed biodiversity features is proposed.

FIGURE 43. HABITAT BOX PROVISION

FIGURE 44. COPPICED HAZEL

FIGURE 45. OUTDOOR LEARNING



### 3.7 ARBORICULTURE

There are no incursions into the adjacent ancient woodlands and a 15m buffer zone has been applied around ancient woodland edges. No mature, veteran or ancient trees, no category 'A' / 'B' trees, and no trees of high landscape or biodiversity value are to be removed. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan.

Across the site around 320 new specimen trees are also proposed as part of Artemis' commitment to continuing the remediation and restoration of the Farm and to deliver landscape and ecology enhancements. The new tree planting would be secured in perpetuity through the woodland management proposals and by condition. This is particularly targeted at degraded areas of the site including:

- Reinstatement of a historic green corridor between Hardnips Copse and Limekiln Wood.
- Restoration of the gappy field boundary to the west of the proposed equestrian centre.

An Outline Woodland Management Plan has been produced, which recommends mitigation and compensation strategies for the operational phase of the plan. It also outlines opportunities to improve on the stewardship of the woodlands that has in the past seen a lack of drainage maintenance, areas of dumped material and limited light penetration in some compartments, which reduces the quality of the under-storey, ground-cover and natural woodland regeneration.

Proposals for management of the woodland include:

- A programme of periodic coppicing,
- Selective thinning of dense overstorey trees
- Monitoring for invasive and non-native species
- Deadwood retained as log/brush piles for habitat

Woodland and outdoor learning is planned as an integral aspect of the Whole Farm Plan. This will nurture an appreciation of the ancient woodland and the Low Weald through classes on traditional woodcraft, nature studies and land management for different age groups and levels.

### 3.8 LIGHTING

The need for a scheme of low-impact, sensitive lighting is recognised as an essential requirement across the site to minimise light spill and disruption to the sensitive nocturnal ecosystem. A Lighting Impact Assessment has been carried out, as well as recommendations made through the Biodiversity Enhancement Strategy.

Dark corridors, illuminance limits and zonation are proposed, with particular regard to sensitive receptors such as ancient woodland edges. This includes mitigation measures for both the construction and operational phases.

As per the Indicative External Isoline Contours for Artificial Lighting plan (Royal HaskoningDHV), no street lighting is proposed to the new junction or access roads. This is consistent with the nearby villages which have no street lighting. The aim instead is to contain artificial lighting closely around the uses within the middle of the site, these in turn would be controlled through motion sensors and timers, and dimmed or switched off when not in use.

**FIGURE 46.** OAK LIGHTING BOLLARD WITH AMBER LUMINAIRE, PV SOLAR PANEL AND PIR MOVEMENT SENSOR



Other measures include:

- Limiting mounting heights of external light fittings.
- All luminaires mounted on lighting columns of flat glass construction with zero tilt to minimize any potential glare, sky glow and light spill.
- Selection of lower lighting levels where possible, while ensuring a safe working environment.
- Fitment of lighting baffles to all external lighting fittings along the perimeter of the site.
- Amber LED's for all permanent light fixtures.

Bollard lighting is proposed for the paths along the western edge of the proposed Equestrian Centre and leading to the cookery school.

Whilst detailed lighting specification and control strategies for the buildings would be subject to condition, an awareness of sensitive receptors has been factored into the design of the project elements so that, for example, any glazing towards ancient woodland and the use of rooflights is strictly limited.



**FIGURE 47.** EXISTING CATTLE BARN TO BE RETAINED, AND REMEDIATED GROUND IN THE FORMER LOCATION OF PLANT.

# SECTION 4

---

# Project Elements

## 4.1 FARM HUB

The Farm Hub is at the heart of future plans for Crouchlands Farm and the development of exemplary environmental practices. It comprises the existing cattle barn and workshop of approximately 2,000 sqm, which has been refurbished to support and enhance the primary farming activities, the lawful use of the farm. Great progress has been made in recent years to return traditional-breed livestock to the farm, and the aim is to continue to develop small scale, high welfare, low impact, low intensity livestock farming activities.

The plans accompanying this application refer to the potential for a future agricultural barn to store hay and machinery located to the rear of the Rural Enterprise Centre (noted on Figure 41), as none of the existing agricultural buildings are of sufficient height. This proposal would, if brought forward, be the subject of a future planning application and include further community engagement.

The Farm Hub will have a number of integral linkages across other uses and aims of the Whole Farm Plan,



including:

- Opportunities for hands-on learning and knowledge transfer in association with the Rural Education Centre.
- Produce sold and consumed at the Rural Food and Retail Centre, Cookery School and Hardnips Barn.
- Cross-sector knowledge share between farmers, agriculture students and equestrian specialists.

- Opportunities to develop rural supply chains within the Rural Enterprise Centre
- A commitment to the Countryside Stewardship Scheme, including significant planting of hedgerows, and the restoration of fencing around the entire farm landholding.

These linkages and interactions are described in more detail in the accompanying Operational Statement and its Integration Matrix (Appendix 2).

## 4.2 GLAMPING & HARDNIPS BARN

Hardnips Barn is located at the intersection of two fields and two ancient woodlands – Limekiln Wood and Hardnips Copse. It sits on slightly elevated ground and is currently accessed via a stretch of restricted byway 633 along the east side of Hardnips Copse and its own driveway along the north side of the historic copse.

High quality, low density glamping accommodation is proposed in the fields to the north and south of Hardnips Barn, with the existing structure redeveloped as a hub and restaurant for staying guests. A small dedicated car park is proposed to the south of Hardnips Copse, with one space per unit of accommodation. Its location enables clear wayfinding, prevents potential conflicts with leisure users of the byway and avoids guests having to pass the working farm. It would be screened with native hedging and planting.

From arrival at the car park to the glamping reception at Hardnips Barn guests would be immersed in the ancient woodland of Hardnips Copse, via an existing path. The Woodland Management Plan describes

measures to sensitively improve the pathway for pedestrians and small electric buggies, which would be limited to new timber edging, and constructed entirely above the existing soil level. The woodland path would not be formally lit and access would be limited to mainly daytime hours. Discreet signage would direct people to stay on the path, which maybe reinforced by mixed, informal native shrub planting if necessary, such as hawthorn, blackthorn, holly and rose.

The proposed guest accommodation across both fields comprises the following:

- 4 x Yurts (88sqm)
- 4 x Lodges (100sqm)
- 3 x Underground pods (155sqm)
- 3 x Shepherds huts (42 sqm)
- 5 x Tree houses (233sqm)
- 2 x Wigwams (66sqm)

Each typology (including two sizes of underground pods and tree houses) has been designed to a high standard to take advantage of the different settings within the landscape and to provide guests with a choice of immersive holiday experiences.

All of the proposed guest accommodation, and the new car park, are located outside of the 15m woodland buffer. Service and emergency access would be via the existing access to Hardnips Barn as well as via a new hoggin or gravel track from the byway to the south (specification to be confirmed). Service and general access to the accommodation would be provided via hoggin paths, generally to the rear and outside the 15m buffer, so that there are unimpeded views out from the accommodation to the south.

A semi-enclosed and screened outdoor area near to Hardnips Barn in the south field, is proposed for small gatherings, outdoor activities and classes, subject to a management plan. The reinstatement of a former connecting belt of woodland will add to the magical sense of woodland enclosure. An area is allocated as special events parking within a corner of the field to its south for around 40 occasional cars on grass.



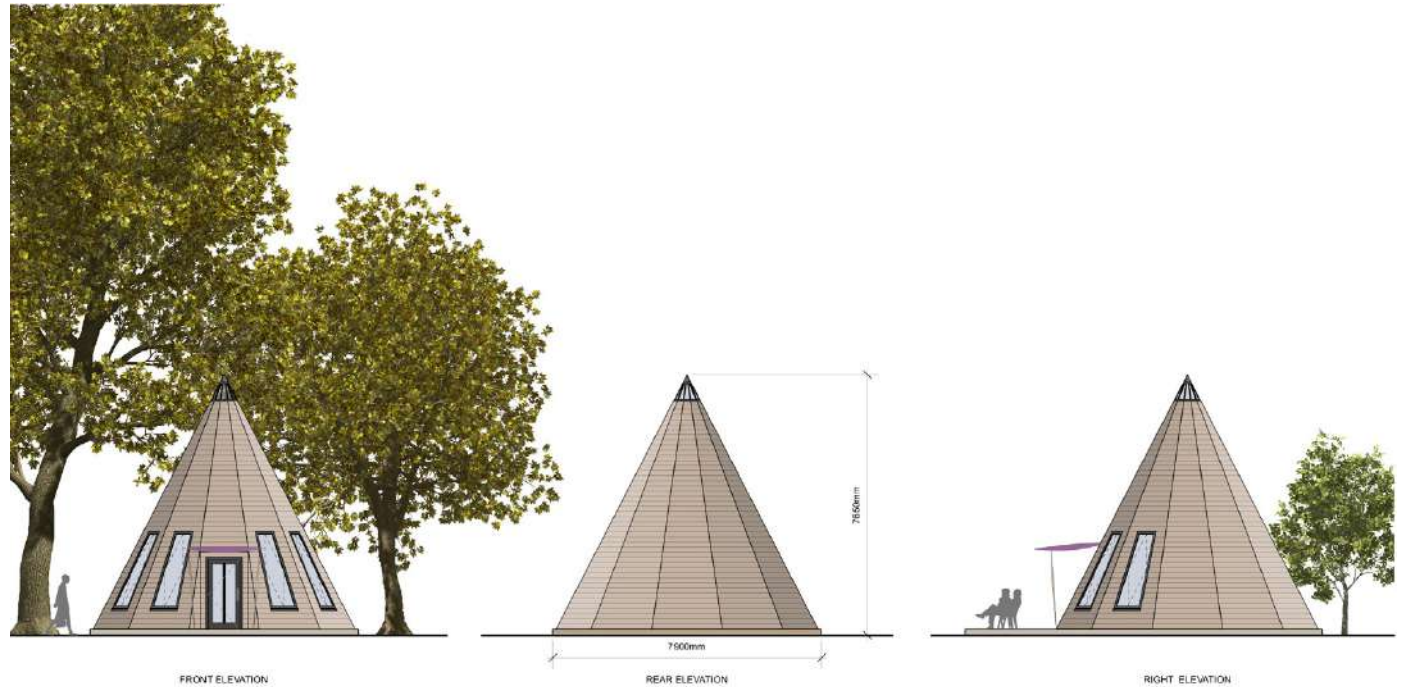
**FIGURE 49. GLAMPING FIELD (SOUTH) AND HARDNIPS BARN**



**FIGURE 50.** GLAMPING FIELD (NORTH) AND HARDNIPS BARN



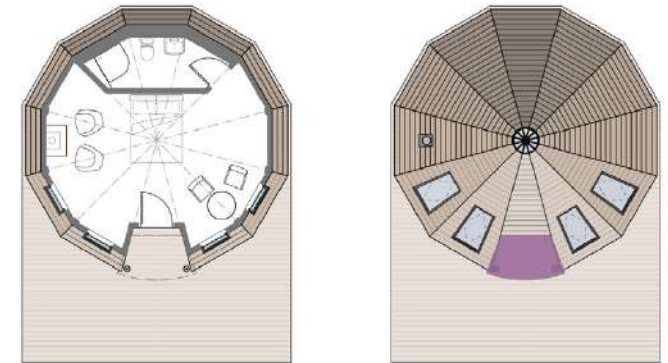
**FIGURE 50.** PROPOSED WIGWAMS



PROPOSED ELEVATIONS  
1:100

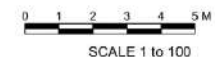


PROPOSED BLOCK PLAN  
Scale 1:1000



FLOOR PLAN

ROOF PLAN



Land drainage is proposed via sinuous ditches crossed with small timber bridges where necessary. To the south of the accommodation in both fields, north and south, grassland / grazing would remain so that a pastoral appearance is maintained, with dispersed (approximately 20m separation) glamping accommodation in the background, set beneath a backdrop of woodland, reinforced by native understorey planting and specimen trees.

Within the more markedly sloping north field, the green-roofed, timber clad lodges have their main outlook directed away from the PROW, whilst the earth sheltering pods are organically contoured into the ground so as to be largely invisible from the east. Examples of the accommodation are partially illustrated here with precedent images, with full plans accompanying.

Chichester District Council's Economic Strategy sets out a need for high quality visitor accommodation (page 4), and the glamping proposals contribute to this meeting this priority.



PROPOSED ELEVATION D-D  
(refer to plan sheet for location)



PROPOSED ELEVATION F-F  
(refer to plan sheet for location)



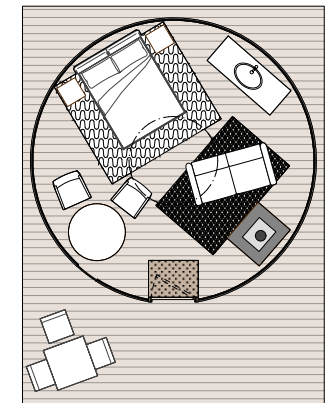
PROPOSED ELEVATION E-E  
(refer to plan sheet for location)



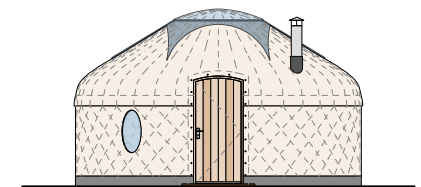
PROPOSED ELEVATION G-G  
(refer to plan sheet for location)



FIGURE 52. PROPOSED YURT



Ground Plan



Front Elevation

FIGURE 51. PROPOSED UNDERGROUND PODS

Hardnips Barn is a characterful (non-designated), former agricultural barn with a single-storey side extension that was converted to residential use about 10 years ago. Before its conversion, Hardnips Barn had become dilapidated and was stripped back to its original, 3-bay oak frame before being repaired and re-clad with dark, horizontal weatherboarding over a mostly brick plinth. Whilst the structure is wind and watertight the residential conversion appears unfinished and the building has been unoccupied for some time. Building standards and insulation levels appear inadequate. Hard landscaping around the structure remained unfinished and uneven.

As can be seen in earlier photographs and images, the small link structure between the low side wing and the main barn was added at the time of the residential conversion. Whilst the timber windows that have been incorporated are of a reasonable standard and design, they are not original and access would originally have been via large barn doors in the central bay.

The proposal is for Hardnips Barn to become a restaurant and gathering place for both glamping fields, as well as containing reception facilities. The

restaurant and bar within Hardnip's Barn shall only be used by visitors staying within the glamping accommodation or attending for an event.

The main barn contains the restaurant, toilets and a reception / bar. This connects with the lobby, which is entered from both the south west facing courtyard and the north eastern approach, and contains informal seating. The lobby in turn connects with the narrow single storey range which sits at a higher level and would be converted into the staff kitchen area. The foundations of the side extension will require disruptive investigation to determine whether the floor level may be lowered. The south west facing courtyard would be improved for access and drainage, and be used for outside seating.

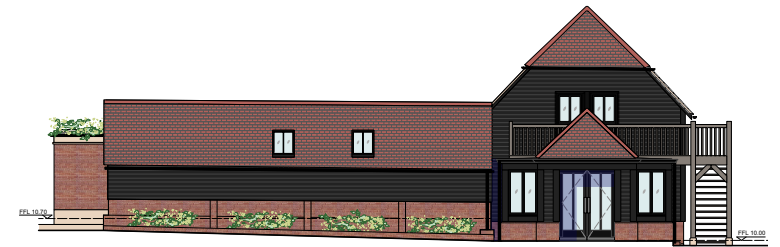
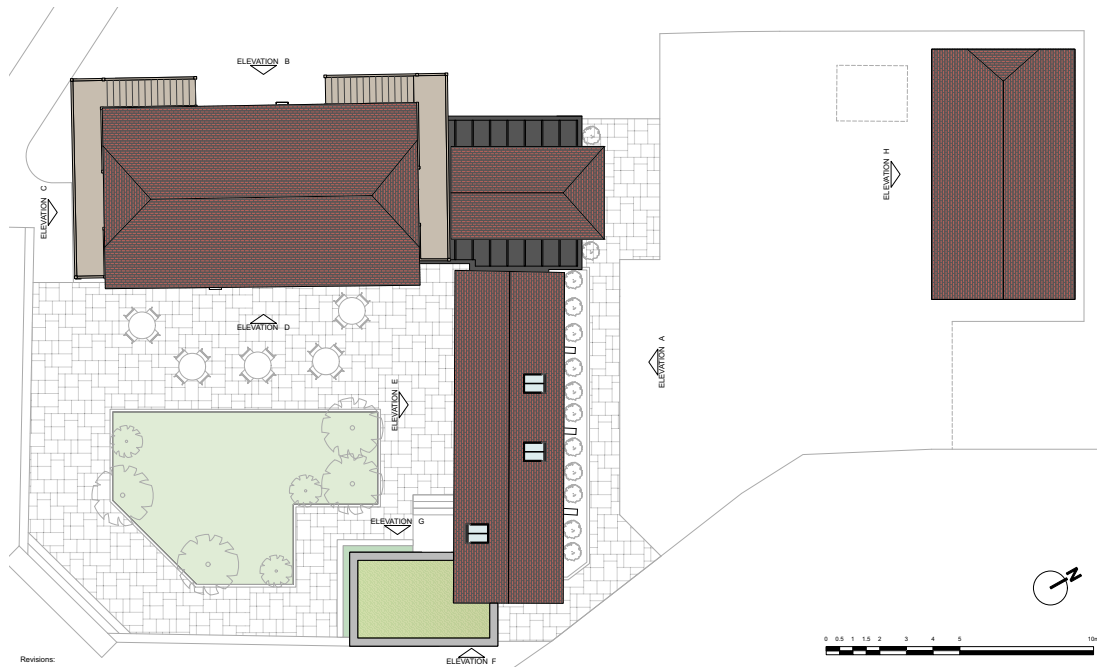
There is a single mezzanine level currently within the barn. The proposal is to mirror this so that there are two mezzanines with sufficient seating for all of the glamping accommodation. Access to the mezzanines is improved, both internally, and externally with timber escape stairs which form small balconies. The centre bay of the structure remains full height and would be expressed with more barn-like central, openings.

**FIGURE 53.** HARDNIPS BARN PRIOR TO ITS REFURBISHMENT AND RESIDENTIAL CONVERSION.

**FIGURE 54.** VIEW FROM THE SOUTH WEST, PAINTING OF UNKNOWN DATE.

**FIGURE 55.** VIEW FROM THE SOUTH WEST, CURRENT CONDITION.

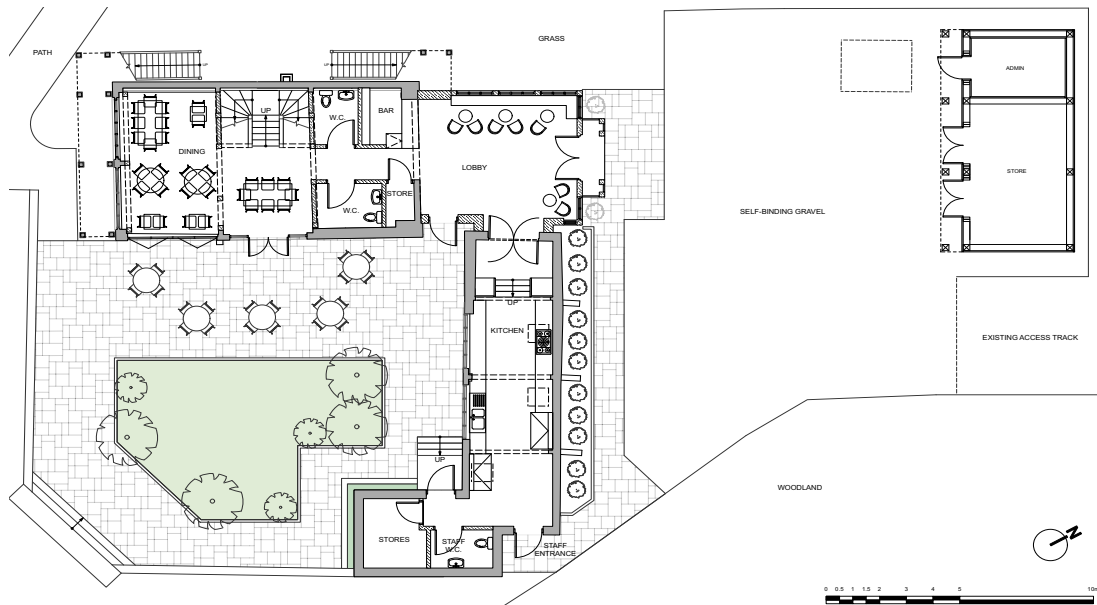




ELEVATION A



ELEVATION B



ELEVATION D



ELEVATION C

FIGURE 56. HARDNIPS BARN, PROPOSED PLANS AND ELEVATIONS

Two ancillary additions are proposed. One adjoining the kitchen range for additional storage and a staff WC, and one new external, oak-framed structure to accommodate storage and a small office. Both structures are reticent and clearly subsidiary to the barn. The small, green-roofed brick extension would be of a suitable local brick and would support trellises for climbing plants so as to blend into the background.

Hardnips Barn is located within the 15m buffer zone, being at the point where the two ancient woodlands converge, and hard landscaping around it has historically been permitted to encroach. The proposed minor works are fully discussed in the Arboricultural Assessment (from 4.2.14). It concludes that the new structures and hard landscaping contiguous with the barn's south elevations are unlikely to result in any significant direct impact to the surrounding ancient woodlands. Foundations would be lightweight with minimal excavation. Precautions and practices to be observed during construction are noted in the Outline Arboricultural Method Statement (Appendix 1 of the Arboricultural Assessment).

Pre-application advice from Chichester District Council (PS/21/00543/PRELM) noted that the

proposed conversion appeared to comply with Policy 46 (Alterations, Change of Use and/or Re-use of Existing Buildings in the Countryside), but that there were concerns with the proposed glazed lobby element in the previous plans, and how it would integrate with the character of the barn. The extent of glazing has now been significantly reduced to address these concerns.

As with the Farm Hub, the glamping proposals also reference potential future development, in this case the suggestion of two future tree houses within Limekiln Wood, as well as the potential reconstruction of a historic woodland glassworks at the south west corner of Hardnips Copse. These do not form part of the planning application but nevertheless are part of the longer-term vision for the Farm.

The location of the two potential future treehouses is indicatively shown. It is proposed that they would be set within existing clearings. They would be highly bespoke, hand-crafted timber structures, designed to be in complete harmony with their surroundings. Their potential is referenced at 4.2.31 in the Arboricultural Assessment.

**FIGURE 57.** RECONSTRUCTION OF A WEALDEN GLASSHOUSE (SURREY) C14TH. BASED ON EVIDENCE FROM AN ACTUAL SITE. PILKINGTON GLASS MUSEUM

The potential for a glasshouse / demonstration kiln is an opportunity for reconstructional archaeology, education and community involvement. The proposed location is the site of a much-disturbed glassworks. The reconstruction would highlight the former importance of glassmaking to this part of the Weald in the medieval and post-medieval periods.

These proposals would, if brought forward, be the subject of future planning applications including further community engagement and consultation.





**FIGURE 58.** CENTRAL COURTYARD AS EXISTING, LOOKING NORTH EAST FROM BUILDING E



### 4.3 RURAL ENTERPRISE AND EDUCATION

Farming and land management is, and will remain, the principal land use at Crouchlands Farm. However, agriculture is no longer the largest source of employment in the rural areas of Chichester and Coast to Capital. The farming activities across the whole of Crouchlands Farm currently provide around 5 full time equivalent (FTE) jobs, which includes an aggregate of seasonal employment, as discussed in the accompanying Economic Impact Assessment.

Situated adjacent to the Farm Hub are five steel-framed, agricultural buildings which, whilst relatively modern, are largely redundant – underutilised by the farm and inadequate dimensionally for the storage of hay and machinery. There is also a considerable difference in levels between the Farm Hub and the five buildings to its south, which sit at a higher level. The Whole Farm Plan proposes that these buildings are re-purposed to become a Rural Enterprise and Education Centre, as a direct complement to the Farm Hub, and to diversify rural employment options in the area.

The proposed Rural Enterprise Centre would support a number of policy objectives that promote the sustainable growth and diversification of the local economy, such as Policy 3, *'planning to provide a wider range of local employment opportunities in the rural parts of the plan'*, and Priority 3 of Chichester's Economic Development Strategy. In particular, the proposals accord with the criteria of Policy 46: *Alterations, Change of Use and / or Re-use of Existing Buildings in the Countryside*. As described in the accompanying buildings survey and Conversion Method Statement, the steel-framed structures and roofs are in generally sound condition and deemed suitable for conversion.

The five, existing structures have been labelled, clockwise, Buildings B to F (where A is the cattle shed of the Farm Hub which remains in use). They comprise a gross external floor area of nearly 4,000 sqm and are arranged around a loosely defined central courtyard of approximately 1,750 sqm of concrete hardstanding.

From a landscape and visual perspective, the group of buildings is generally well contained and screened from wider views. From outside the Site there is limited visibility of Building B from public footpath 628 which runs to the east. The removal of industrial biogas infrastructure has already improved this vista, and there is scope for greater screening of the Farm Hub through new planting to the east. Within the Site, restricted byway 633 passes to the west of Buildings E & F, the southern part of which is screened by a belt of trees and dense understorey vegetation that continues to the east along bridleway 643, providing screening to the south.

The proposals for the Rural Enterprise Centre will enable:

- Floorspace for established businesses and start-ups;
- Value enhancement of local produce;
- Research, education and knowledge transfer;
- Live/work units for overnight accommodation.



**FIGURE 60.** DESIGN DEVELOPMENT SKETCH, WITH LIVE / WORK UNITS AS PROPOSED TO THE RIGHT.

**FIGURES 61 & 62.** PRECEDENT IMAGES - WORKSHOP AND OFFICE USE



The layout of the buildings lends itself to an inward-facing cluster of complementary uses, arranged around the central courtyard, which will provide a clear arrival point, as well as disabled and general car parking. Whilst buildings B, D and E share the same proposed planning use-class (Class E), which encompasses a broad range of uses including commercial, business and services; the proposed uses assigned to each building within this category are suggested by their size, orientation and location within the group, so that offices and workshops are differentiated (approximately a 50/50 split overall among the Class E element). Any small scale industrial use would be compatible with the use-class so that it could be carried out in any residential area without detriment by reason of noise, vibration, smell, fumes, smoke, dust, etc.

Building F, adjacent to the Farm Hub and facilitating access between the two, is the proposed AgriTech Innovation Hub (Use Class F1). The UK Government has identified this sector as one in which the UK is world-leading, with strengths in core areas such as plant science, animal science and precision agriculture. Building C, in complement to this contains

the proposed element of live / work (Use Class C1) for the amenity of staff and students.

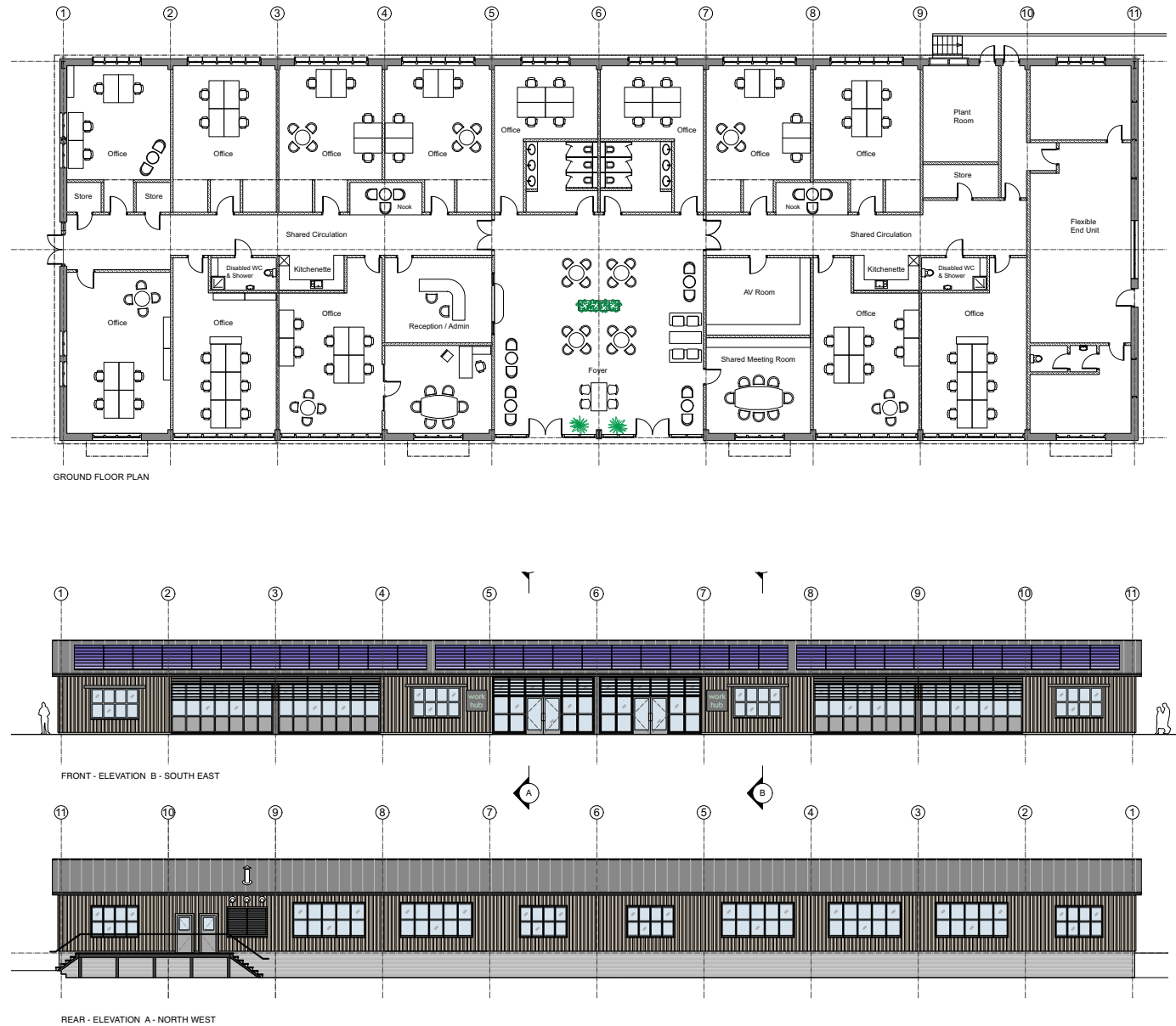
Similarly, the architectural treatment of the buildings is differentiated according to solar aspect, visibility and function, whilst sharing a common, rural palette of materials – timber cladding, concrete plinths and profiled metal roofs. Due to the considerable depth of the main buildings (approx. 20m), and in the absence of rooflights, the aim has been to incorporate significant areas of glazing to admit natural light but differentiated so that internalised elevations that face onto the courtyard have more glazing than elevations which face outwards. The proposals for each building are described as follows in clockwise order.

Building B is the largest of the structures and would provide a central focus on arrival, with a wide, central entrance occupying two bays. Its generous foyer serves as a meeting place and hub to promote networking, exchange across the enterprise site, with shared facilities located off it, such as a bookable meeting room and the reception / administration for the Enterprise Centre. The fabric and fit out of Building B would be suited to serviced offices, with a high



standard of internal comfort and I.T. infrastructure. Its proposed accommodation includes shared kitchenettes, meeting spaces (formal and informal), WCs and shower rooms. At its east end there is the potential for an independent unit with separate external access. Additional fire exits are provided on the south west and north west elevations. The proposed gross internal floor area of Building B is 1270sqm.

The architectural treatment of Building B is focussed upon the courtyard (south east elevation) with a full-height glazed screen to the foyer, and extensive glazing to individual offices, sized according to the depth of internal footprint. This glazing would be mitigated and partially shielded from solar glare through the use of external timber louvres on the main, south-facing façade (a combination of face-fixed and canopy), which would be complemented through the use of internal blinds. To the rear, vertical louvres or fins are incorporated to soften lateral, oblique views from the west so as to blend seamlessly into its agricultural setting. If an additional agricultural building were to be erected within the Farm Hub, this elevation would be further obscured.



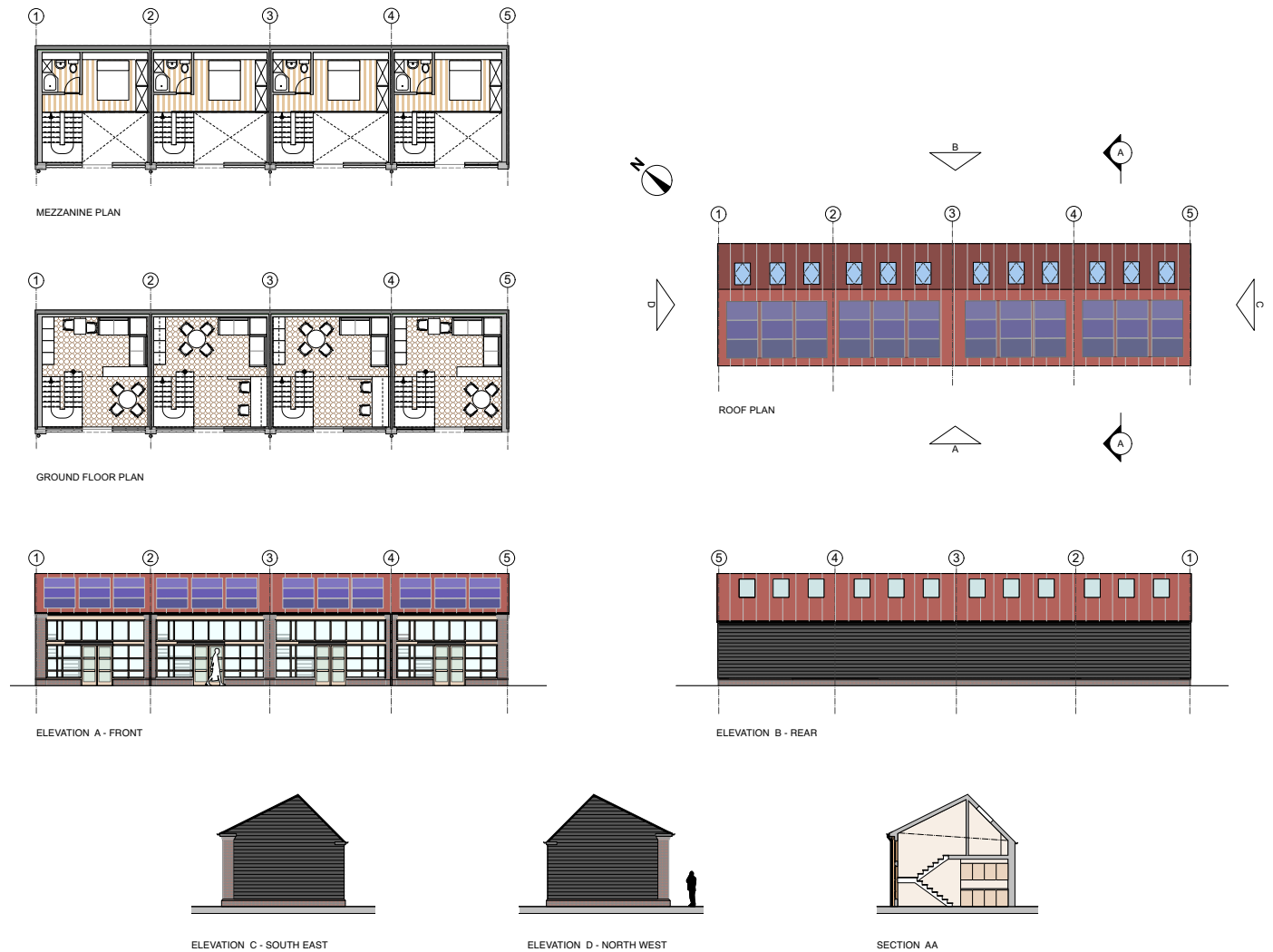
**FIGURE 63.** BUILDING B, PROPOSED GROUND PLAN (TOP), SOUTH EAST AND NORTH WEST ELEVATIONS (BELOW)

Continuing in clockwise order, Building C, the smallest of the structures, is proposed for conversion to four live/work units with a combined gross internal floor area of around 200sqm.

The four units each include a semi-public double-height office / meeting / dining space to the front, with a bedroom and bathroom located on a mezzanine level to the rear.

The live/work units would be managed for the use of staff or students of the AgriTech Centre or business tenants, with no individual stays of more than 30 days duration.

Building C serves as a barrier and screen to Moore's Green Cottage, and retains a blank north east elevation which would be clad with blackened timber. Natural light is instead admitted to the mezzanine level from studio glazing across the south west elevation and rooflights to the north east, one of the few instances of their use across the Whole Farm Plan.



**FIGURE 64.** BUILDING C, PROPOSED CONVERSION TO LIVE WORK UNITS

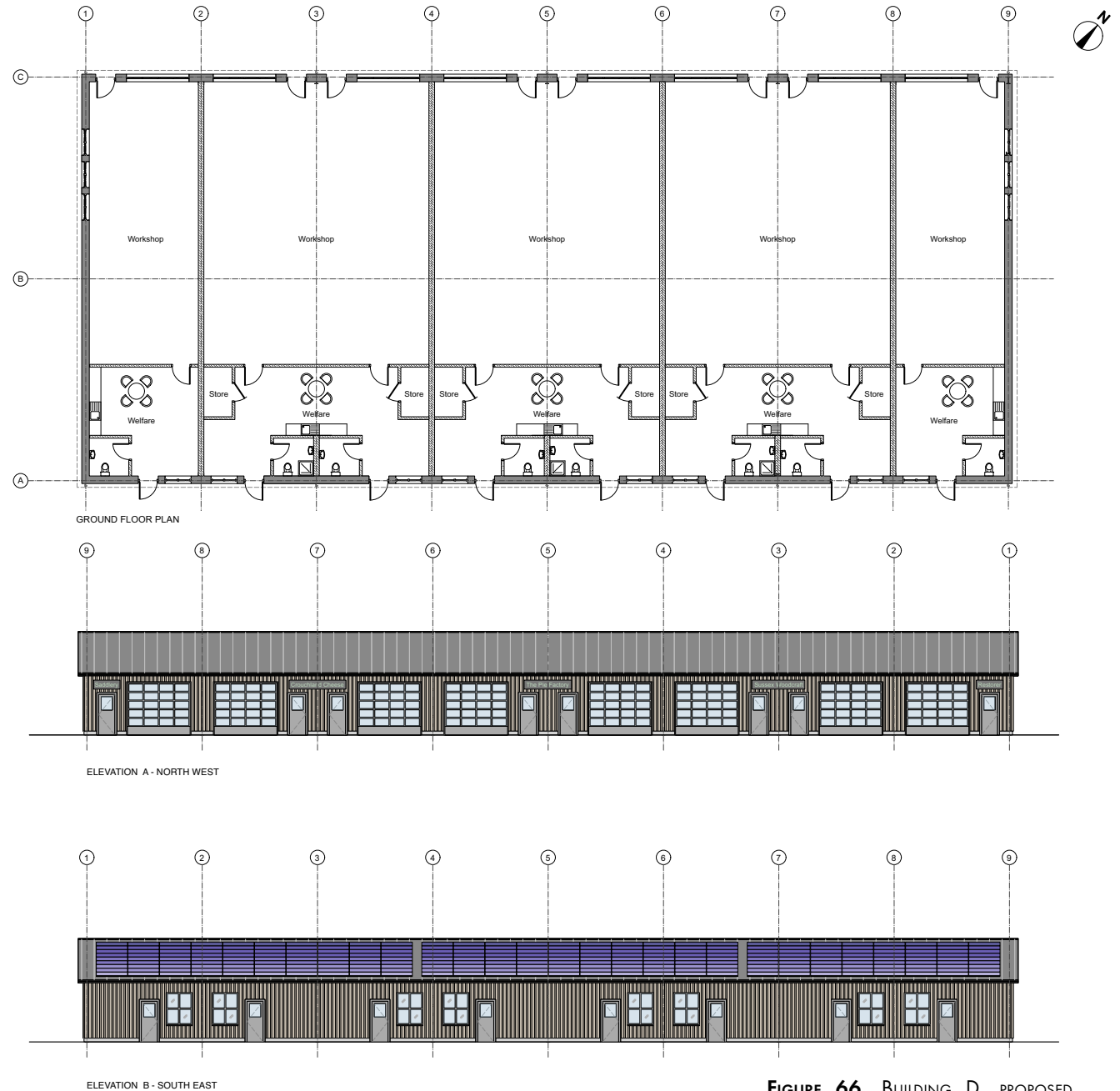


**FIGURE 65.** EXAMPLE OF A SMALL-SCALE FOOD PRODUCTION UNIT

The proposal for Building D is for it to become adaptable workshops and light industrial units suitable for artisanal manufacturers and food and drink producers. It has frontages onto the courtyard (north west elevation) and staff / fire exits to the rear (south east elevation), so that any views from the existing farm access lane (and bridleway 643) are discreet and well-screened by trees and under-storey vegetation.

The proposed, glazed overhead doors to the courtyard would be formed from a series of hinged aluminium segmental panels. These would facilitate the delivery and uplift of larger objects such as furniture, workshop machinery and access for pallet trolleys.

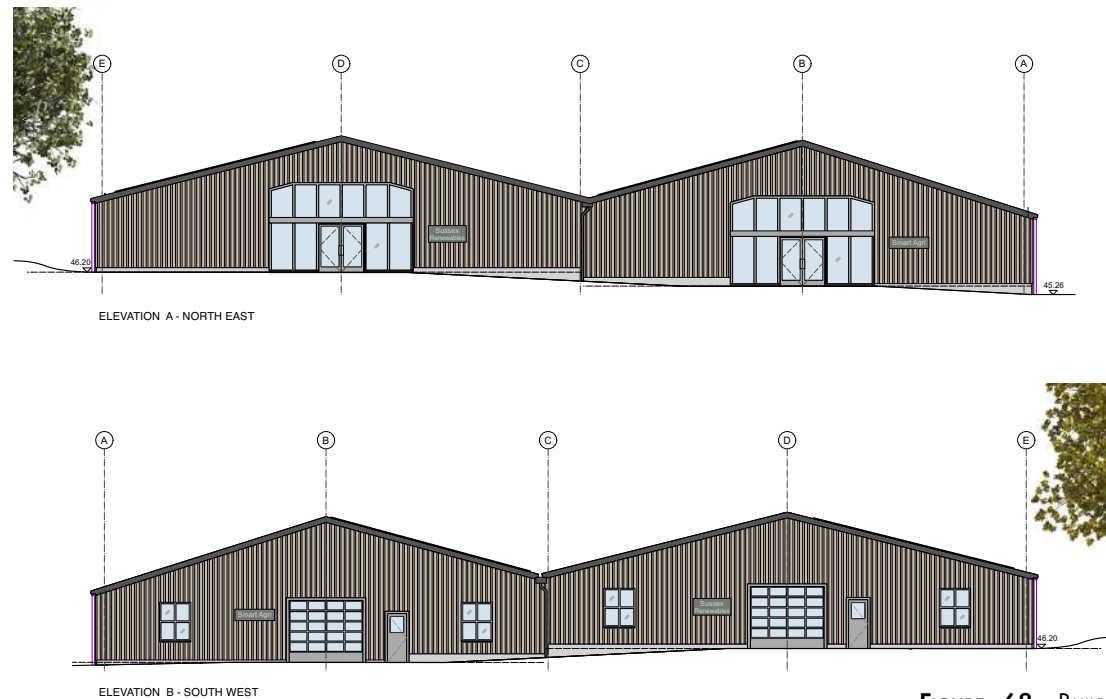
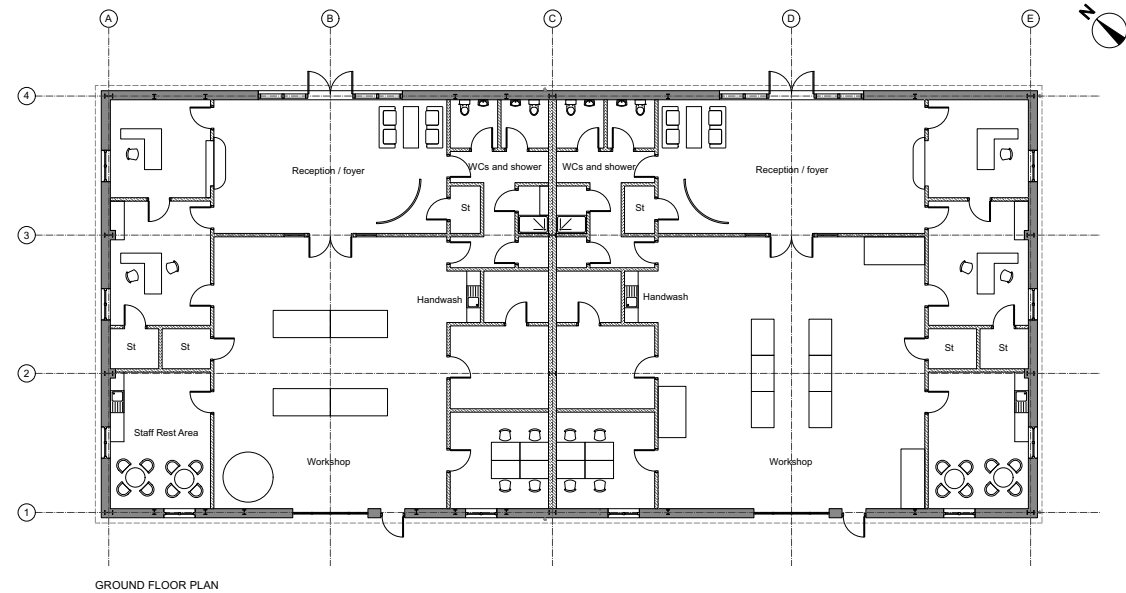
There would be a maximum of 8 units each of 125sqm gross internal area. The internal subdivision is flexible and the units are capable of being combined, whilst retaining the same external appearance. The proposal shows two, single end units and three, larger, twin units.



**FIGURE 66.** BUILDING D, PROPOSED GROUND PLAN (TOP), NORTH WEST AND SOUTH EAST ELEVATIONS (BELOW)



**FIGURE 67.** EXAMPLE OF A FOYER WITH WORKSHOP BEHIND GLAZED SCREEN



**FIGURE 68.** BUILDING E, PROPOSED GROUND PLAN (TOP), NORTH EAST AND SOUTH WEST ELEVATIONS (BELOW)

Building E differs from the other structures in that it is comprised of twin gables along its long side, rather than single gables at either end. It therefore lends itself to two business units, each with a central workshop space, which could however be combined into a single premises if required.

As with the other business units it has a direct frontage onto the courtyard which would be glazed for visibility. The more southerly of the two units is screened from view by the gable of Building D, but has good accessibility to its frontage with a generous paved area and a footpath connection towards the Rural Food and Retail located to the south.

Two, glazed overhead doors are provided to the rear with access onto a service yard for deliveries and uplift. The combined gross internal floor area of Building E is 729sqm. The fabric and fit out of Buildings D and E would provide robust shells with essential utilities such as 3-phase power and business broadband.



Building F is the proposed AgriTech Innovation Hub. Educational facilities within it such as classrooms and hands-on educational facilities will encourage farm visits and a wider understanding of agriculture and the surrounding habitat and ecology. The hub is also intended to provide a facility for companies that specialise in the development and innovative use of technology to enhance agriculture, bringing together farmers, scientists, academics, students and entrepreneurs.

The AgriTech model has already been successfully established in several other locations, such as Witney College's Livestock Technology Centre in West Oxfordshire, Reaseheath College's Food Futures Centre in Cheshire, the AgriTech Innovation Hub of NIAB at Ely and the Royal Agricultural College's Rural Innovation Centre near Cirencester.

An equivalent centre at Crouchlands Farm, potentially in conjunction with Brinsbury College and/or NIAB, would serve a similar role for the District and support key priorities and policy objectives with high quality training, research and seminar facilities.

The proposed main entrance of the AgriTech centre occupies the east corner of the building for maximum visibility from the courtyard, with spill-out space to the north east of the building.

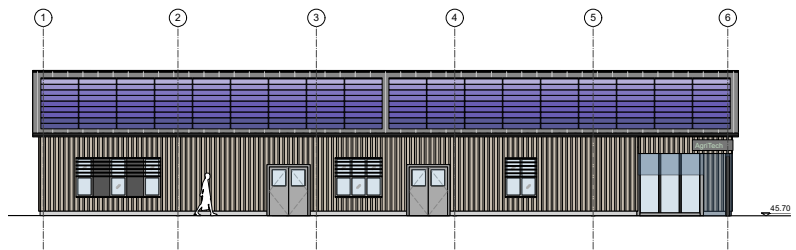
To the rear of the building (south west elevation), a 4m high aluminium roller door provides access to an demonstration hall, into which farm machinery and livestock would be brought from the adjoining Farm Hub.

The demonstration hall would be largely unheated with a concrete floor and drainage to enable wash-down. The rest of the building would be equipped to a high level of comfort and I.T. provision including video conferencing. Additional fire exits are located on the south east and north west elevations.

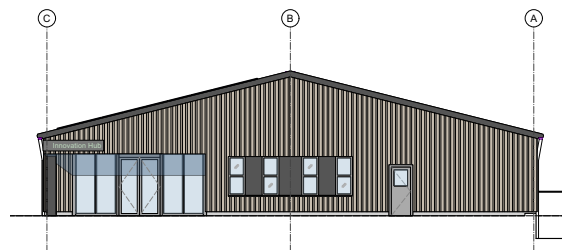


**FIGURES 69-73.** AGRI TECH PRECEDENT IMAGES FROM THE ROYAL AGRICULTURAL COLLEGE'S RURAL INNOVATION CENTRE

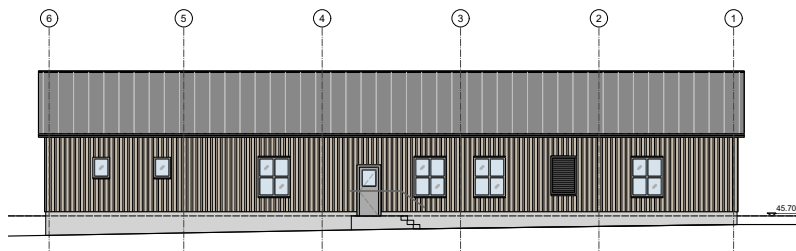




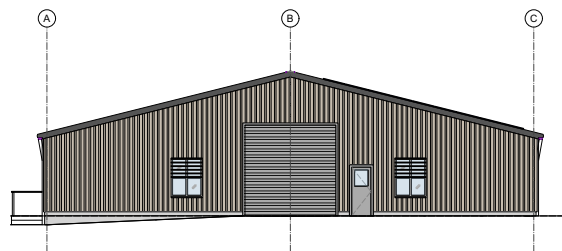
ELEVATION A - SOUTH EAST



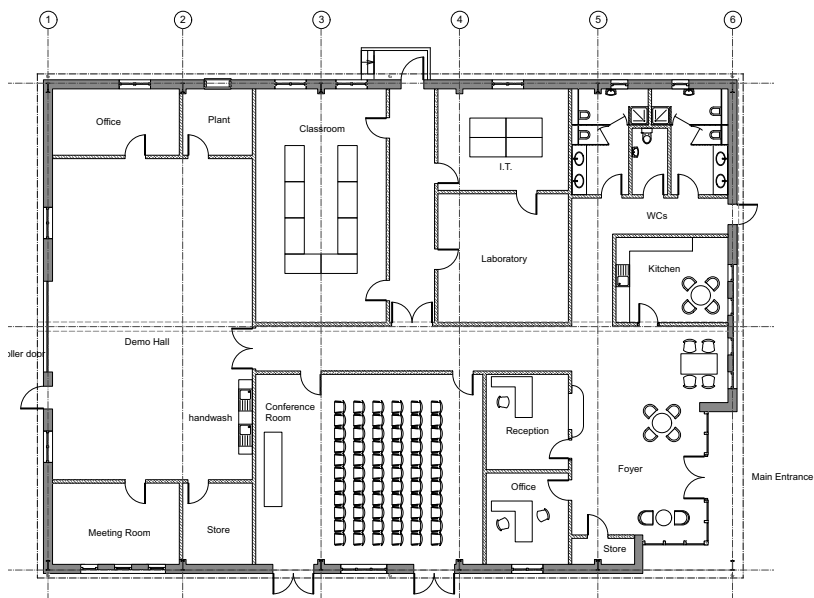
ELEVATION C - NORTH EAST



ELEVATION B - NORTH WEST



ELEVATION D - SOUTH WEST



GROUND FLOOR PLAN



**FIGURES 74. BUILDING F, PROPOSED AGRITECH INNOVATION HUB, ELEVATIONS AND GROUND PLAN**



In addition to central, courtyard parking, building-specific staff and tenant car parking is proposed located to the rear and sides of Buildings F, E and B, as well as additional parking located off the new farm access road. The internal layout has been subject to swept path analysis for a large refuse vehicle to demonstrate that each building can be appropriately serviced.

Once operational, the combined proposals of the Rural Enterprise Centre are expected to generate a total of around 70 FTE jobs, as well as a number of others indirectly through increased supply chain and employee expenditure off-site. Those working within the enterprise centre are expected to frequent the Rural Food and Retail element, as well as to supply it directly with local produce.

**FIGURE 75.** DRONE STILL OF THE PROPOSED FOOD & RETAIL SITE FROM 2017

#### 4.4 RURAL FOOD & RETAIL

Located to the south of the Rural Enterprise Centre, the proposed Rural Food and Retail element of the Whole Farm Plan is centrally positioned beside the main access spine. Its core purpose is to provide opportunities for local produce to be sold through independent operators and retailers.

The site includes disturbed and made ground associated with the former industrial use of the site. Whilst the ground has now been levelled and waste cleared, a Phase II Site Investigation with targeted trial pits and soil sampling would be required to determine what further remediation and mitigation might be required. The overall contamination risks associated with this compartment of the Site (as with the main farm area) are considered to be low to moderate.

A single agricultural, steel-framed building remains standing - the former calving shed. It is proposed that this will be re-purposed as a focal point on arrival, with a gross external floor area of 176m<sup>2</sup>

The Food and Retail element would complement



Crouchlands' farming activities and provide outlets for some of the rural businesses of the Enterprise Centre whilst serving local communities and creating local job opportunities.

Other elements of the Whole Farm Plan would benefit from, and support, the Food and Retail, including workers, visitors, students and trainees associated with the Equestrian Centre (described at 4.5), the Rural Enterprise and Education Centre, glamping and Farm Hub. The symbiotic relationship with these other, complementary uses will help to maintain on-site activity and trade throughout the week.

A proposed play area is included within sight of the cafe and close to Restricted Byway 633 that runs north-south from Plaistow towards Kirdford, providing a potential stop-off point after school as well as an amenity for those visiting with children.

In addition to the main cluster of the Rural Food & Retail element, a cookery school is proposed in an adjoining sub-compartment, formed by an existing clearing among mature oak trees. This would extend the farm's educational facilities, again connected to the produce of the farm.

**FIGURE 76.** EARLY DEVELOPMENT SKETCH SHOWING THE FARM SHOP AND CAFE IN THE FOREGROUND WITH THE EQUESTRIAN CENTRE BEHIND.





**FIGURE 77. COOKERY SCHOOL ROOF PLAN.**  
KITCHEN GARDEN TO THE SOUTH, WITH STAFF  
AND DISABLED PARKING TO THE REAR

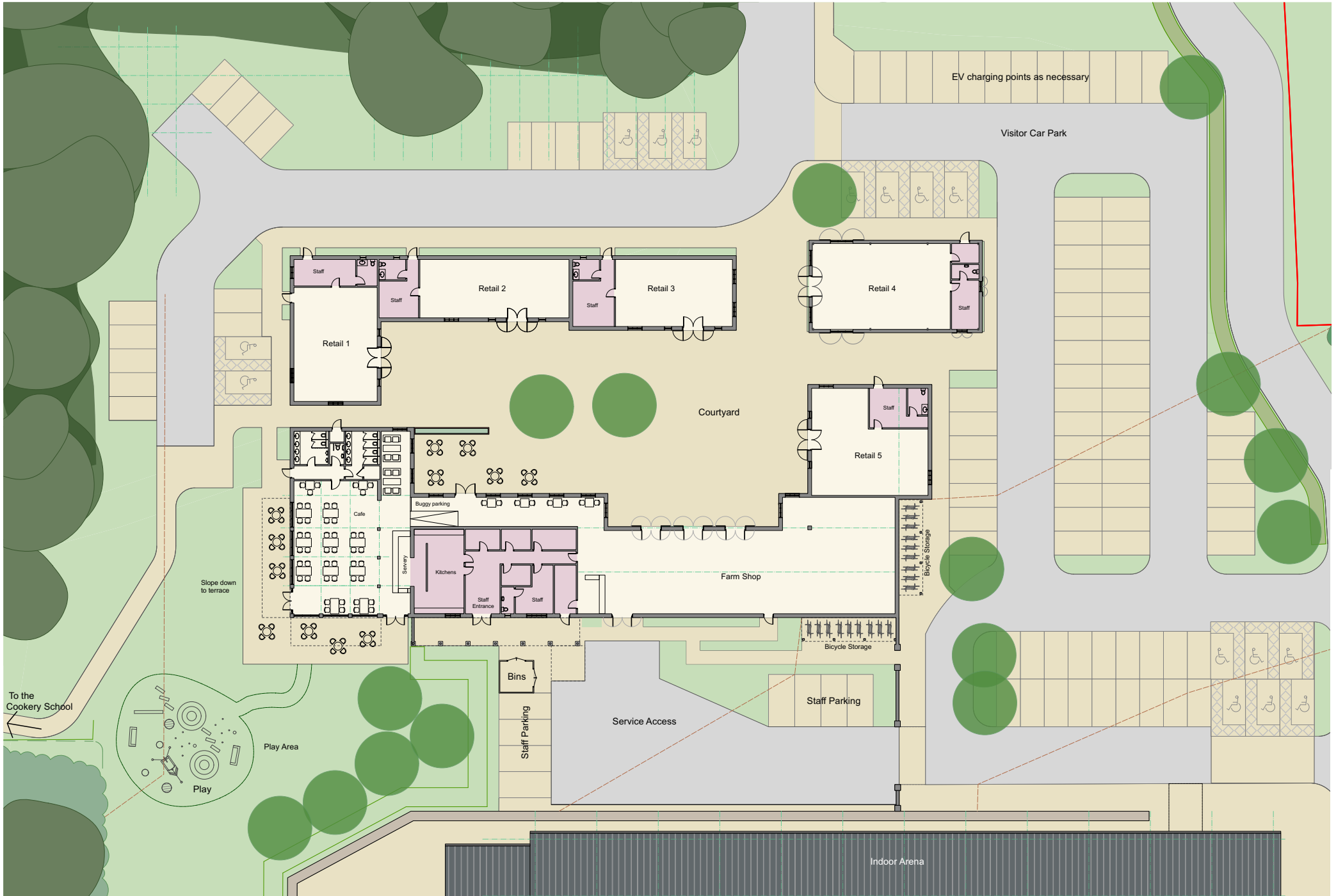
Local Plan Policy 45 supports development in the countryside where it serves local needs and does not prejudice viable agricultural operations on a farm. Policy 46 addresses the re-use of existing buildings in the countryside, whilst Policy 3 seeks to support the sustainable growth of the local economy, including a wider range of local employment opportunities in the rural parts of the Plan area.

The principal use is a farm shop and cafe, accommodated within a purpose-designed barn-like range that also houses visitor WCs, kitchens, staff facilities (790sqm GIA combined). Its entrance is set within a courtyard, contained on the opposite side by a subsidiary L-shaped range of small retail units. The former calving shed provides a knuckle at the north corner of the group so that the spatial interaction between the Food and Retail units occurs within the courtyard, a sheltered pedestrian-only environment.

**FIGURE 79. (OPPOSITE) FOOD AND RETAIL  
FLOOR PLAN**

**FIGURE 78. FOOD AND RETAIL ROOF PLAN,  
PLAY AREA AND CAR PARKING.**







Car parking provision is based on projected trip generation across weekdays and weekends as described in the accompanying Transport Assessment. It comprises 93 spaces for the main cluster and 15 to serve the cookery school (including staff parking and accessible bays). Whilst this is mostly use-specific, some site sharing is factored to allow, for instance, VIP and disabled parking to serve for the indoor equestrian arena, and some Food and Retail use of the Rural Enterprise car parking at weekends when it will be quieter.

In addition there are 16 EV charging bays, two coach parking bays (alongside the main access road in the central section of the site), and covered bicycle storage. Artemis envisages increasing the provision of EV charging points in line with the anticipated rapid growth in demand (both electric cars and bicycles), which will be powered principally by the roof-mounted photovoltaic panels (proposed as part of this planning application) and battery storage.

Most of the spatial interaction between the retail units will occur within the courtyard, a sheltered pedestrian-only environment. Staff parking and

service access is located in discreet yards to the rear of both the main cluster and the cookery school. The cafe is the only unit which would have dual aspect to take advantage of a sunny, south facing corner, visually contained by trees and new under-storey planting whilst looking across to the play area.

In total, in addition to the Farm Shop, 5 small retail units are proposed around the courtyard. These are designed to accommodate niche, independent retailers, which in combination would add retail gravity and complement the other elements of the Whole Farm Plan, for example a tack shop for equestrian users and kitchen equipment for those visiting the cookery school. Multiple retail operators typically require units of 200sqm minimum floorspace, whereas those proposed range between the smallest at 120sqm gross internal area (Retail 3) and the largest, the converted former calving shed, which has a GIA of 155sqm.

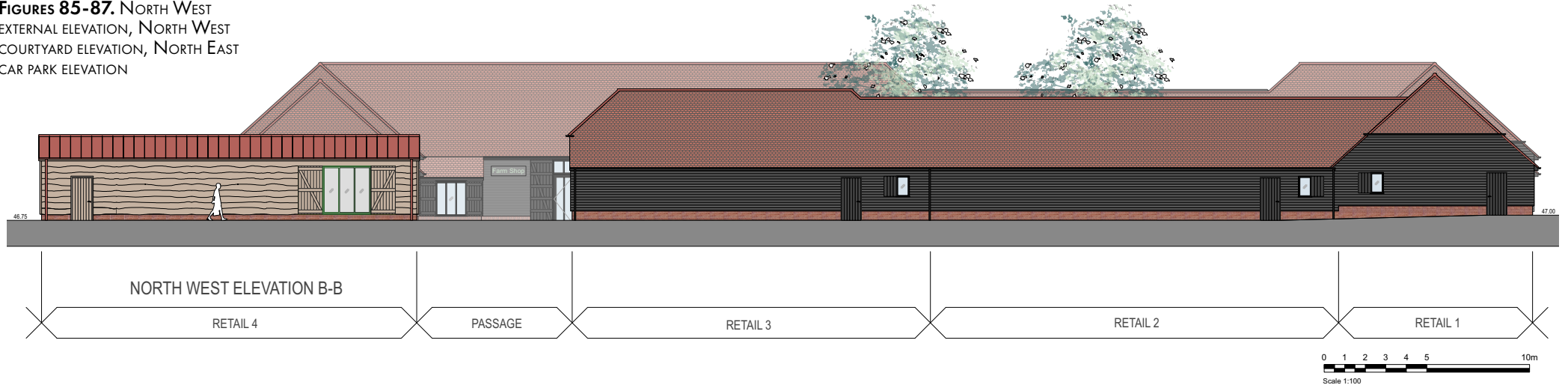
The Food and Retail element is expected to generate 35 permanent full-time equivalent jobs.



FIGURES 80-83. PRECEDENT IMAGES

FIGURE 84. EV CHARGING

**FIGURES 85-87.** NORTH WEST  
EXTERNAL ELEVATION, NORTH WEST  
COURTYARD ELEVATION, NORTH EAST  
CAR PARK ELEVATION



NORTH WEST ELEVATION B-B

RETAIL 4

PASSAGE

RETAIL 3

RETAIL 2

RETAIL 1

0 1 2 3 4 5 10m  
Scale 1:100



NORTH WEST ELEVATION D-D

RETAIL 5

FARM SHOP

CAFE / RESTAURANT

A unifying palette of materials is proposed for the courtyard buildings: clay-tile roofs, blackened horizontal weatherboarding with plinths of an appropriate local brick for the walls - the characteristic palette of vernacular rural buildings in West Sussex. The roof heights vary according to the depth of the footprint so that the largest volumes are the farm shop and cafe, with a clipped apex over the kitchens.

In addition to windows being limited around outward facing elevations, external wooden shutters are



NORTH EAST ELEVATION A-A

FARM SHOP

RETAIL 5

PASSAGE

RETAIL 4

**FIGURES 88-90.** SOUTH EAST ELEVATION, SOUTH WEST ELEVATION, SECTION THROUGH COURTYARD (NORTH EAST FACING ELEVATIONS)



proposed as a means of being able to control light spill after hours. The cafe is the one part with significant glazing outside the courtyard, which spills out onto a paved terrace, slightly cut into the surrounding, gently sloping topography. Awnings are proposed to provide solar protection as well as to limit and soften light spill in early evenings.

The part of the south east elevation that faces onto the service yard is largely window-less whilst a timber-framed canopy provides cover to the staff entrances, which is separated from the cafe terrace by a timber-clad side wall and hedge that extends out from it. The timber-framed, lean-to bike stores have timber clad sides and are roofed with profiled metal sheet.

The former calving shed, being a steel-framed, low pitched structure is treated differently from the rest of the courtyard buildings, with plain 'waney-edge' cladding and a metal standing-seam roof, so as to distinguish and celebrate and its former use.







The Cookery School is designed for small groups to participate in chef-led, hands-on classes, with the focus upon local and seasonal produce. It comprises:

- A hall/welcome zone with WCs, a cloak room, sofas, course info, tea & coffee.
- 10 individual forward-facing workstations, each with its own induction hob, sink, electric oven and small fridge.
- A demonstration island with a 4-oven Aga and wok burner surrounded by bar style seating.
- Eating/dining area with a long table.
- Washing up zone and storage to the rear.
- Outside area for eating with raised beds of herbs and a vegetable garden.

As a standalone building, set apart from the main group of the Food and Retail, it is treated with subtle distinction. Its main roof is of a shallower pitch, with flat, green roofs over the dining projection and rear storage area. Rather than blackened boarding, it is clad with natural oak weatherboarding. Its recessed south-facing glazing is softened through the use of awnings and vertical timber 'fins'.

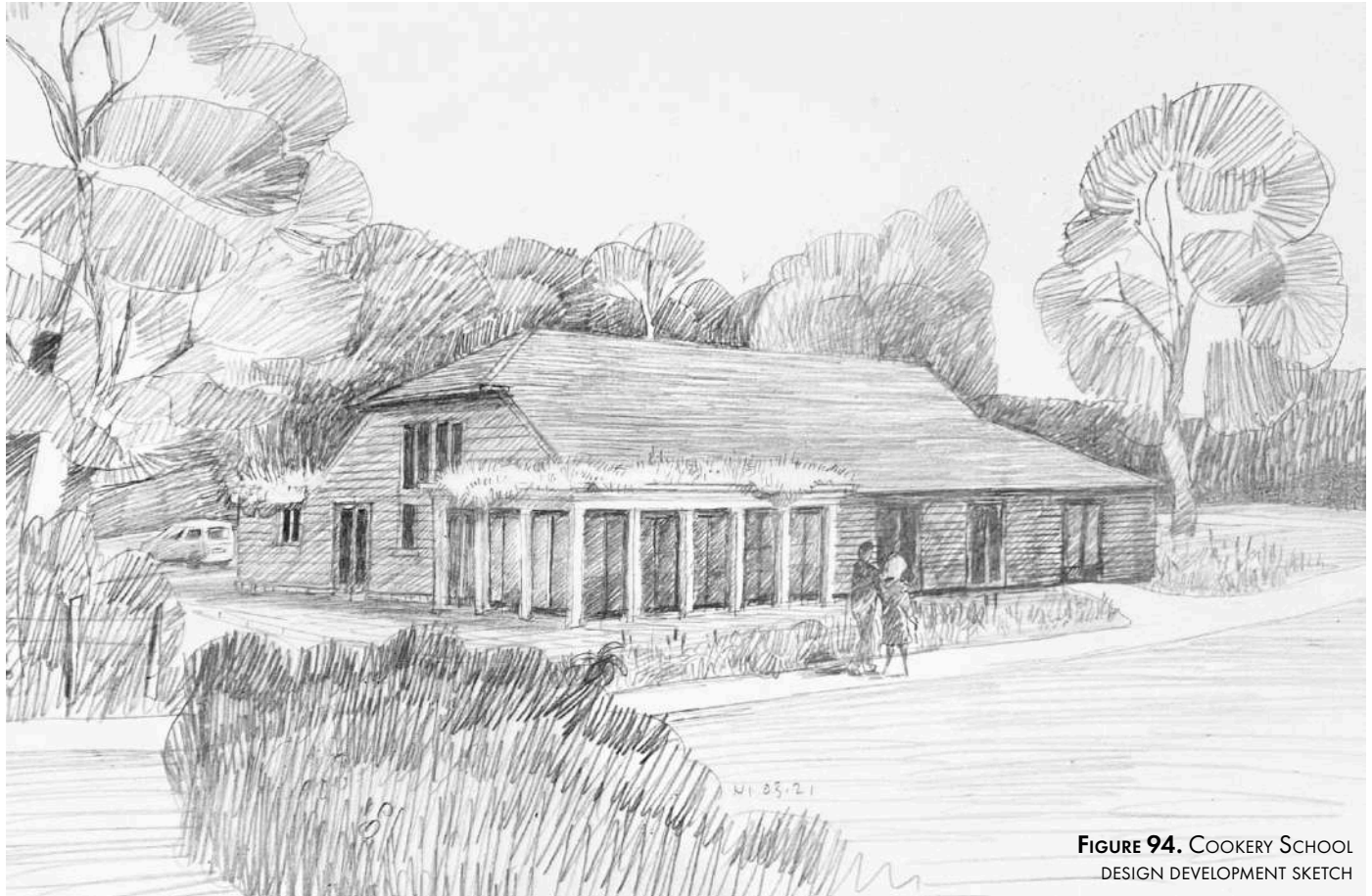
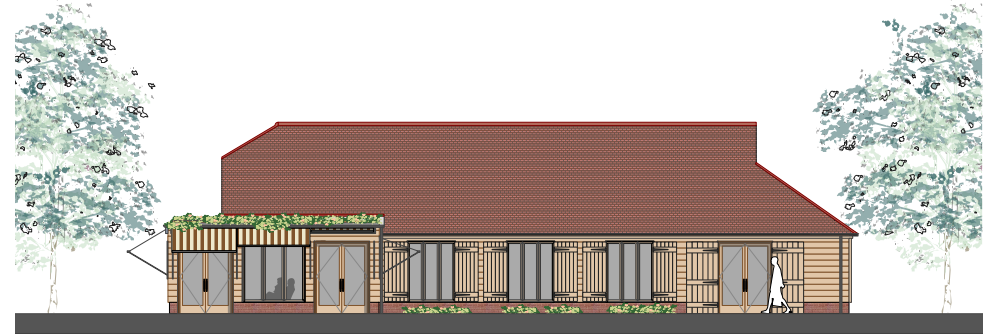


FIGURE 94. COOKERY SCHOOL DESIGN DEVELOPMENT SKETCH

FIGURE 95. COOKERY SCHOOL, PROPOSED PLANS



PROPOSED SOUTHWEST ELEVATION



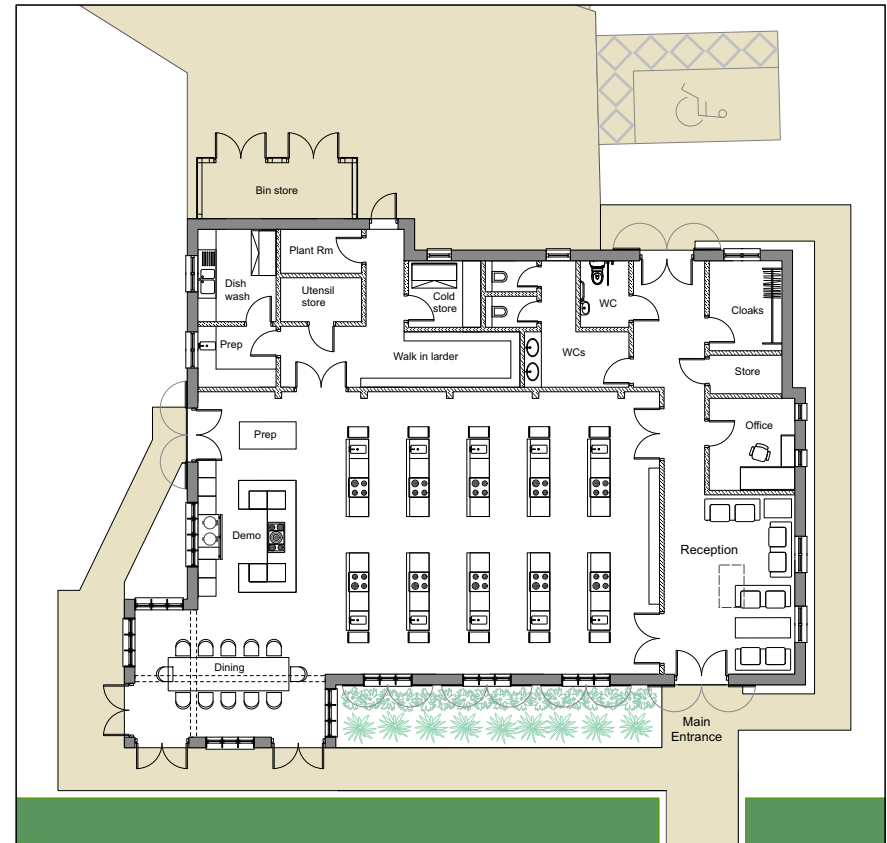
PROPOSED SOUTHEAST ELEVATION



PROPOSED NORTHEAST ELEVATION



PROPOSED NORTHWEST ELEVATION



GROUND PLAN

SCALE 1 to 100 @ A1 0 1 2 3 4 5 M

FIGURE 96. RIDING CLASSES



#### 4.5 EQUESTRIAN CENTRE

Crouchlands Farm has been identified as an outstanding location for a high-welfare, equine hub that will cater to every level of equestrianism through the provision of world-class facilities that are available to all. The Site already benefits from an extensive network of bridleways and restricted byways. The proposed new amenities of the centre include: outdoor arenas, an indoor arena, an equine therapy centre, stable yards and associated grooms' accommodation.

The accompanying report regarding, '*The Accessibility of Equestrian Centres in West Sussex, and how Crouchlands Equestrian Centre will provide for the Equine Industry,*' provides a specialist assessment of the needs, opportunities and bespoke programme of the proposed Equestrian Centre. It includes a survey of equestrian facilities that are operating within a 40 mile radius of Crouchlands Farm, as well as those have recently closed or have been moved to exclusive private use.

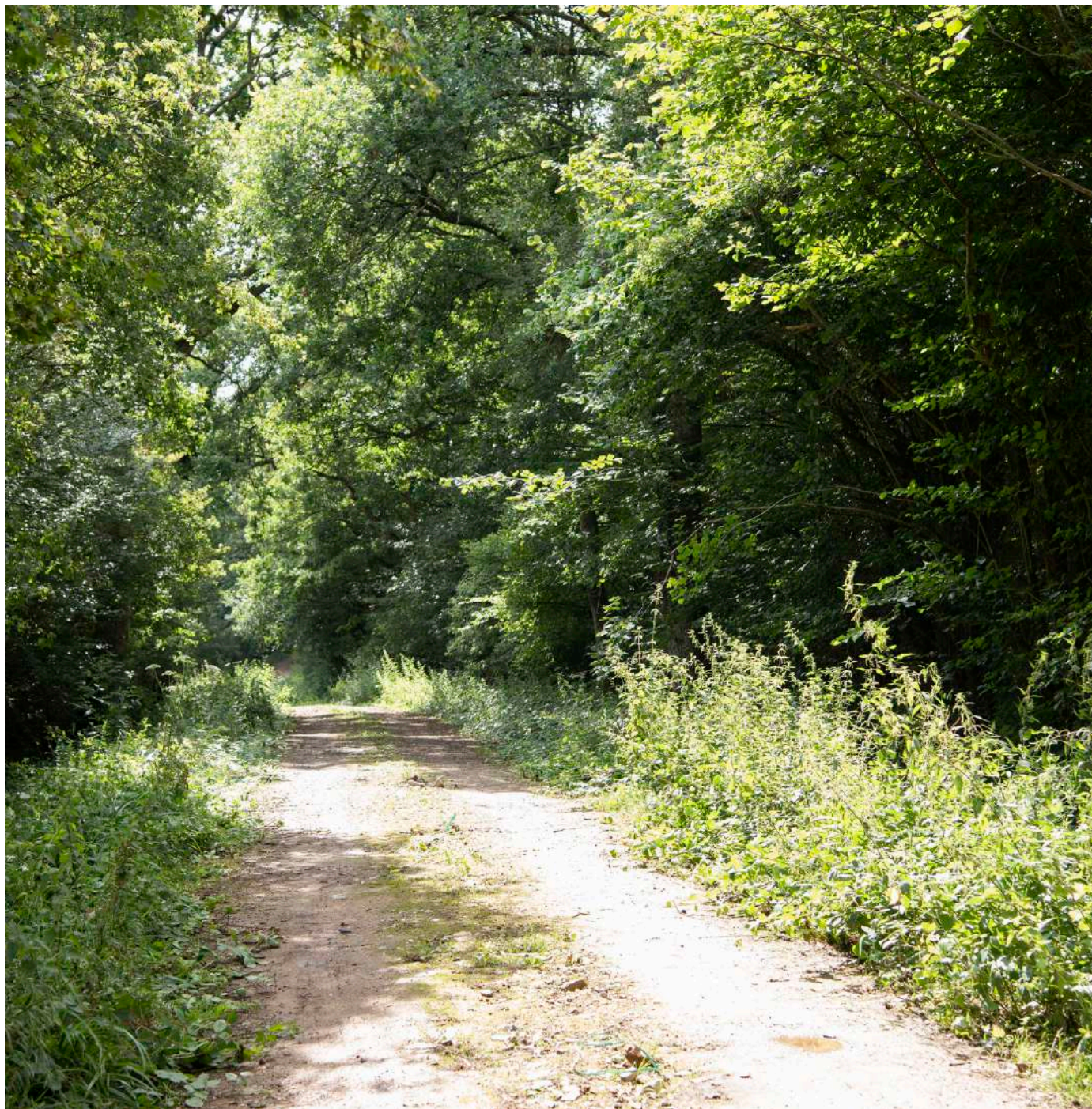
Whilst there is a high level of equestrian activity across the area, the only centre that has an

**FIGURE 97.** A TYPICAL STRETCH OF RESTRICTED BYWAY AT CROUCHLANDS FARM

assemblage of top-class facilities (except for equine therapy) is 39 miles away, at Wellington Riding. With dispersed facilities, local riders and horses have to travel further by road, and often to a number of destinations depending on the requirement. A county-wide lack of multiple therapy services available on one site has also been identified, which results in injured horses having to be transported undesirably long distances to access the facilities that they need for their health and wellbeing.

The extensive, local network of public bridleways and restricted byways connects across the application site, the wider farm ownership and into the surrounding low weald. The proposed Equestrian Centre will complement (and help to maintain) the existing PROW network, and enable local riders to be more active and to develop their skills through the provision of safe, year-round, all-weather facilities in one location. The farm comprises 194 hectares of land in its entirety, which offers a variety of additional opportunities for equine access.

Local Plan Policy 55 – ‘Equestrian Development’ – sets out how horse-related development requires





adequate land for commercial enterprises and associated new buildings, generally in a countryside location. The provision of a new equestrian centre at Crouchlands Farm will fulfil the requirement to locate equestrian development in the right places, within a rural area with sufficient land capacity. It is expected to generate 30 full-time equivalent permanent jobs.

The part of the farm identified for the Equestrian Centre is the lowest-lying field compartment of the application site, which is also located off the main farm access road, and so allows for the early separation of equestrian vehicles. From a landscape perspective, its proposed outdoor arenas, equestrian buildings, dedicated parking and associated landscape and drainage are largely enclosed by mature woodland shaws and hedgerows, and would be well-screened from long views, as described in the accompanying LVIA. This large field compartment slopes gently from the north, from the Rural Food and Retail site to its lowest point in the south east corner.

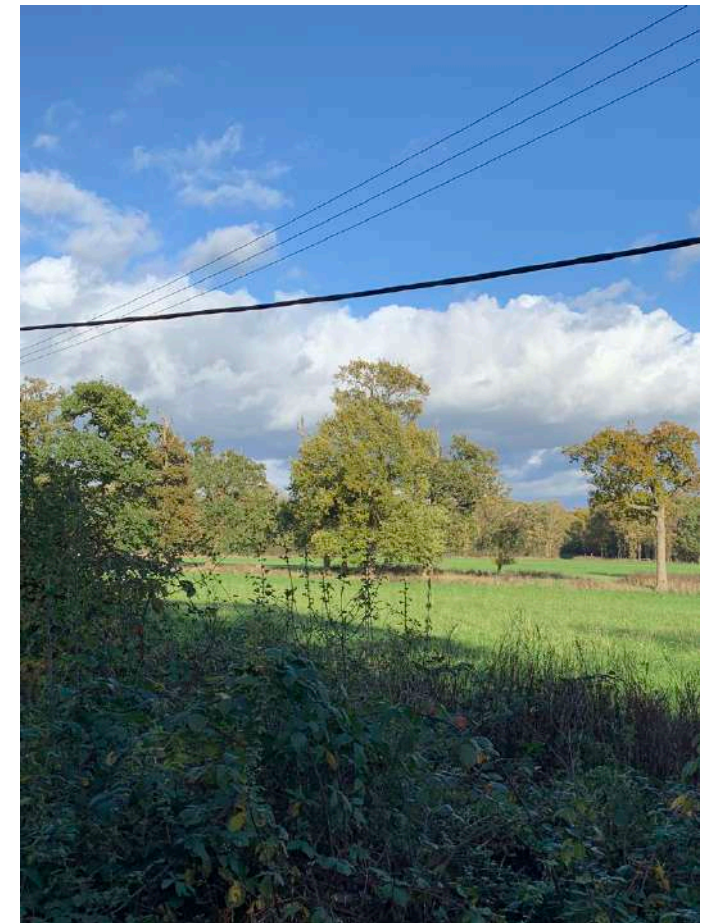
The tree belt to the east that connects Ravensnest Copse to the south with the farm access road to the north, is designated Ancient Woodland, around

which a 15m buffer has been applied. It is comprised mostly of English oak with an average height of 20m (survey group G11). Localised views from the west are filtered by an established hedgerow along Restricted Byway 633, and additionally by a loose line of mature trees (averaging about 15m in height) which mark a second, former field boundary approximately 70m to the east of the PROW, which has scope for further reinforcement and restoration.

The layout of the Equestrian Centre is the result of optimised planning from both a landscape perspective and in terms of the most exacting equine requirements, for animal welfare, the interaction of different user groups, and to meet competition standards. Its programme of uses and the careful arrangement of its component parts is designed to minimise land-take and to ensure an integrated and functionally efficient group of equine facilities.

**FIGURE 98** (ABOVE). EQUESTRIAN CENTRE SITE, VIEW FROM NORTH LOOKING SOUTH

**FIGURE 99.** EQUESTRIAN CENTRE SITE, VIEW FROM RESTRICTED BYWAY 633 ACROSS TWO FIELD BOUNDARIES





**GENERAL**

- Application boundary

**EXISTING FEATURES**

- Buildings
- Listed buildings
- Contour - 0.5 m interval
- Drainage ditches
- Woodland & trees (Refer to Arboricultural Report)
- Road protection area (Category A (green), Category B (brown), Category C (grey)) (Refer to Arboricultural Report)
- Trees to be removed (Refer to Arboricultural Report)
- Hedge
- Ancient woodland buffer (Refer to Arboricultural Report)
- Public footpath
- Public byway
- Open access land
- Fences and gates
- Access routes
- Concrete
- Underground service

**PROPOSED HARDWORKS**

- Buildings
- Clamping - structures
- Contour - 0.5 m interval
- Drainage ditches
- HRA surfacing and access routes (Specification to be confirmed)
- Small unit paving (Specification to be confirmed)
- Gravel / hoggin surfacing (Specification to be confirmed)
- Sand (Specification to be confirmed)
- Low gabion retaining walls (Specification to be confirmed)
- Parkland fence and gates (Specification to be confirmed)

**PROPOSED SOFTWORKS**

- Native specimen trees (Specification to be confirmed)
- Native woodland planting (Specification to be confirmed)
- Native understorey planting (Specification to be confirmed)
- Hedge (Specification to be confirmed)
- Meadow (Specification to be confirmed)
- Riparian planting (Specification to be confirmed)
- Attenuation areas (Refer to drainage drainage review)
- Amenity grass (Specification to be confirmed)
- GCN compensation habitat (Refer to Ecological Strategy)

B - ACCESS ROAD REVISION  
 A - CONTRACT LAYOUT REVISION  
 E - ACCESS ROAD REVISION

HW: 2022  
 HW: 2022

**sheilsflynn**

CLIENT: Ardenis - Land & Agriculture

PROJECT: Crouchlands Farm

TITLE: Equestrian Centre - Landscape Layout

DRAWN: CHOC Phase No.1 Draw No.

BY: ES

SCALE: DATE

1:750 @ A1 18/08/2022

**463-PA-062 E**

Sheils Flynn, High Street, Covington, Weymouth, Dorset, DT9 9JL  
 01305 320000  
 30 St Barnabas Road, Crowthorne, Berkshire RG11 3JZ  
 +44 (0)1235 329991 (T) +44(0)1235 329992 (F)  
 www.sheilsflynn.com

**FIGURE 100** (FACING). EQUESTRIAN CENTRE, LANDSCAPE LAYOUT

**FIGURE 101.** CENTRALLY POSITIONED OUTDOOR ARENAS (PROPOSED BLOCK PLAN)

### Outdoor Arenas

The size and type of the two proposed outdoor arenas meets FEI standards (followed by UK governing bodies) and their availability will help to compensate for the closure of a number of competition centres that previously served the wider area. The larger of the two outdoor arenas (100m x 75m) will place Crouchlands among the top-tier of competition facilities, and is equivalent in size to the large arena at Wellington equestrian centre. It offers great flexibility, accommodating FEI outdoor Show Jumping rules, whilst providing ample space to run two competitive dressage arenas side by side safely. The smaller 60 x 30m outdoor arena is as recommended in the FEI Dressage Rulebook, and can also be used as a warm up arena. The arenas will also provide top of the range facilities for students, and for clinics and training in all disciplines.

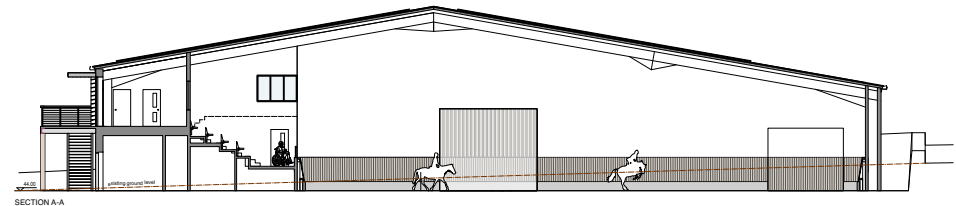
There is 6m of separation between the two outdoor arenas to allow for the safe movement of passing horses, tractors and spectators, at different times. There is also an additional equine access to the west of the smaller arena, which provides a continuous route from the parking area at the foot of the site to the indoor arena, without passing through the stables.



FIGURE 102. INDOOR ARENA, SOUTH WEST ELEVATION AND CROSS SECTION



SOUTH WEST ELEVATION



SECTION A-A



All of the tracks and surfaces within the Equestrian Centre that are intended for horse use will be either self-binding gravel / hoggin or an equestrian sand finish (specification to be confirmed) to avoid horses slipping, whereas the principal, dedicated vehicular access running down the eastern edge of the field compartment from the main farm access, will be asphalt as far as the equestrian parking.

### Indoor Arena

The proposed indoor arena will enable usage and activity throughout adverse weather and the short days of winter, when riding will be redirected indoors. This will guard against light pollution and allow the outdoor arenas to remain unlit, without flood lighting. The indoor arenas will also provide a secure space to ride horses of a flighty disposition who may be easily spooked outdoors, increasing the safety and comfort of both horse and rider. The indoor arena will furthermore serve as an education hub, and a venue to inspire interest in equestrianism as a sport.

The indoor arena is located to the south of the Rural Food and Retail service yard, set at a lower elevation, where it will be substantially screened by the farm

shop and cafe. It also occupies formerly disturbed and made ground that would be subject to further investigation for contamination, with an overall risk profile of low to medium.

As the most public-facing of the proposed equestrian buildings (whether to find out more about learning to ride, to seek expert equestrian advice and/or services, or simply to spectate), it is appropriately co-located alongside the Rural Food and Retail with which there will be a degree of cross-fertilization. Conversely spectators and equestrians from the arena will be able to utilise the café, equestrian shop and other amenities of the Food and Retail, and at certain times accessible and VIP parking within the Food and Retail may be utilised by the arena, subject to an Events Traffic Management Plan.

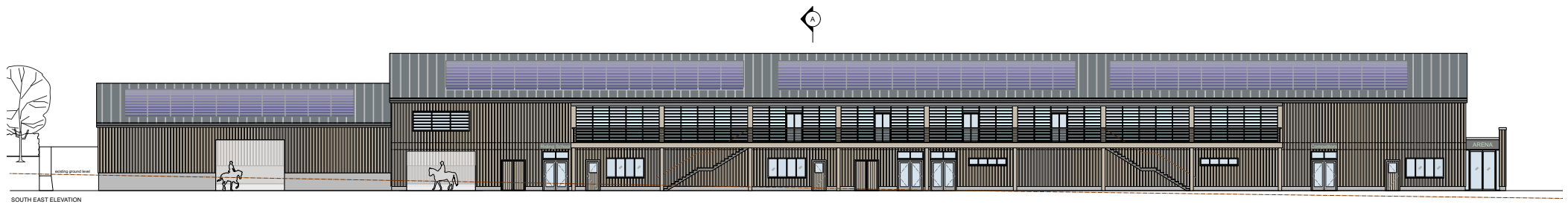
The large footprint of the steel portal-framed building is necessary to accommodate an riding arena that meets dressage and show jumping rules for competitions and affiliated events. The 90 x 30m overall arena floor area is split into a 70 x 30m main arena, with an adjoining 30 x 20m indoor warm-up arena, which is offset slightly, allowing for a step

down in scale at the west end of the building. To the rear of the indoor warm-up is a small external maintenance yard.

The proposed siting and landscaping of the indoor arena takes advantage of the gentle slope across the site, so that its west elevation is set into the slope by round 2m, whereas its east elevation is effectively screened against the Ancient Woodland belt. The height from the internal ground level to the apex of the main roof is 10m, but only around 8m above ground when viewed from the west.

The indoor arena will provide a covered and safe area for students to ride all year round, allowing for continuous development, and with the inclusion of classrooms that overlook the arenas. Raked seating for up to 320 spectators including accessible viewing is located along the south side of the main indoor arena which enables clear, safe viewing over the kickboard, and efficiently accommodates ancillary space such as lockers and storage below the upper tiers. This arrangement also, uniquely, allows for spectators to move onto a viewing deck at first floor level, affording views over the outdoor arenas.





It is envisaged that many of the spectators will be riders, team members and their friends and family but unaffiliated spectators will also be welcome.

Additional accommodation within the indoor arena includes:

- Separate entrances for visitors, competitors and students
- Flexible classroom / seminar / events space.
- A lounge for relaxation between events
- Kitchenette
- Changing and WC facilities
- Offices
- Storage for show jumps, harrows, rollers etc.

The scale, materials and massing of the proposed indoor arena are designed to be compatible with the surrounding agricultural nature of the location, whilst meeting the needs of an equestrian development. Its public faces are proposed to be clad with vertical timber boarding over a low concrete plinth, and dark, matt profiled metal sheeting to the service yards to the rear. Similarly the roof finish is proposed as dark, non-reflective profiled metal sheet.

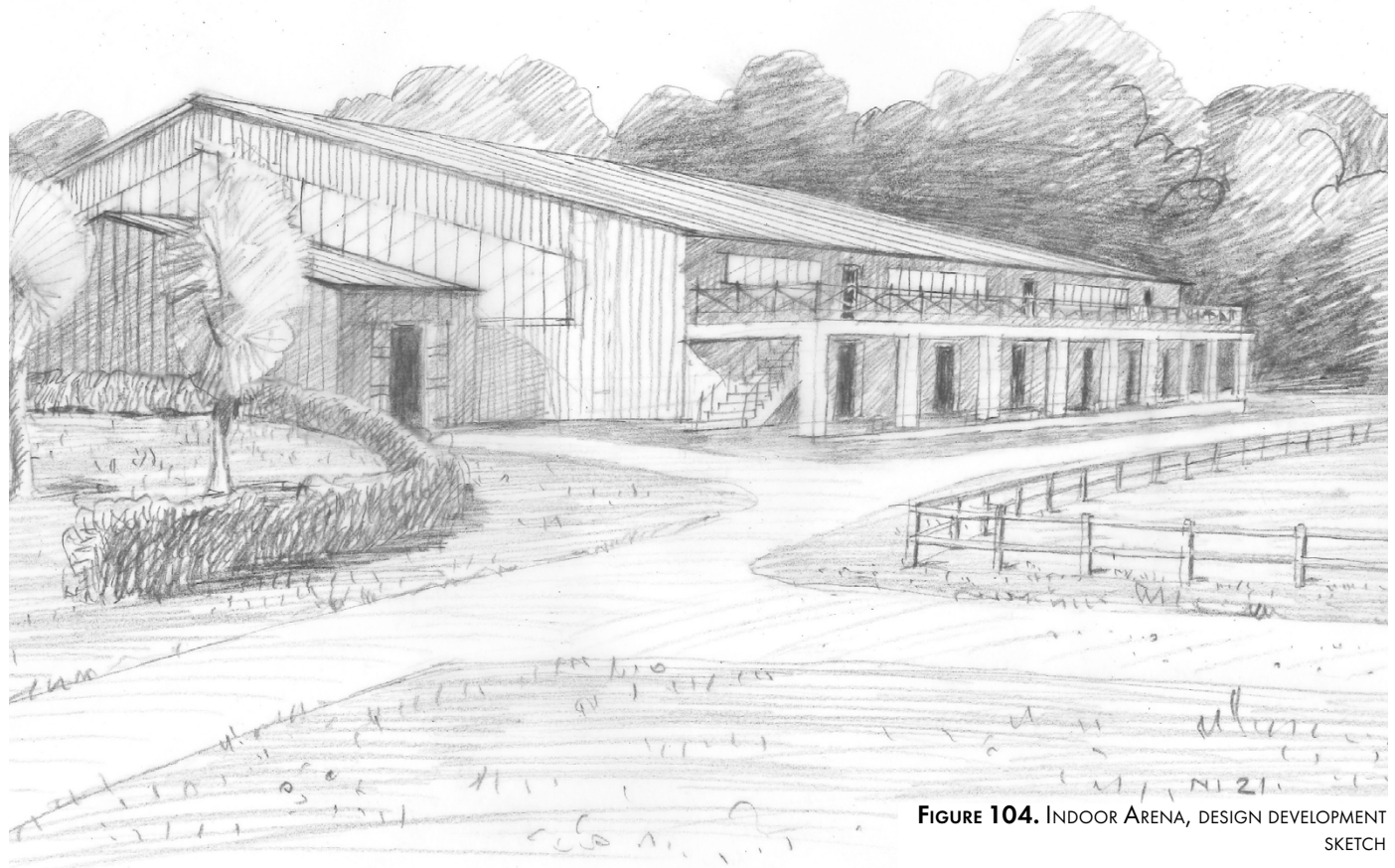


FIGURE 104. INDOOR ARENA, DESIGN DEVELOPMENT SKETCH



FIGURES 105-108. INDOOR ARENA PRECEDENTS



Proposed glazing around the building is generally limited to minimise light spill and no rooflights are proposed. Instead, internal lighting would be largely powered by rooftop solar PV and battery storage. The glazed doors of the main public entrance face north and south, rather than east towards the Ancient Woodland. The most extensive section of glazing, to the viewing deck, faces south-east over the outdoor arenas and towards the tree-shrouded south east corner of the field. Additionally, timber sunscreen louvres and a projecting canopy are proposed which would further soften the appearance from oblique views, as well as to reduce light spill and solar glare.

Visitor orientation towards the therapy centre is aided by a two-storey staff / reception pavilion, clad at first floor with blackened weatherboarding with a clay tiled roof, which sits proud at the north corner of the building closest to the Equestrian Centre vehicular access route. This has the additional benefit of providing staff with a relaxation space that overlooks the outdoor arenas, and allows surveillance of the site in general, with a rooftop clock that will feature in the backdrop to the outdoor arenas.



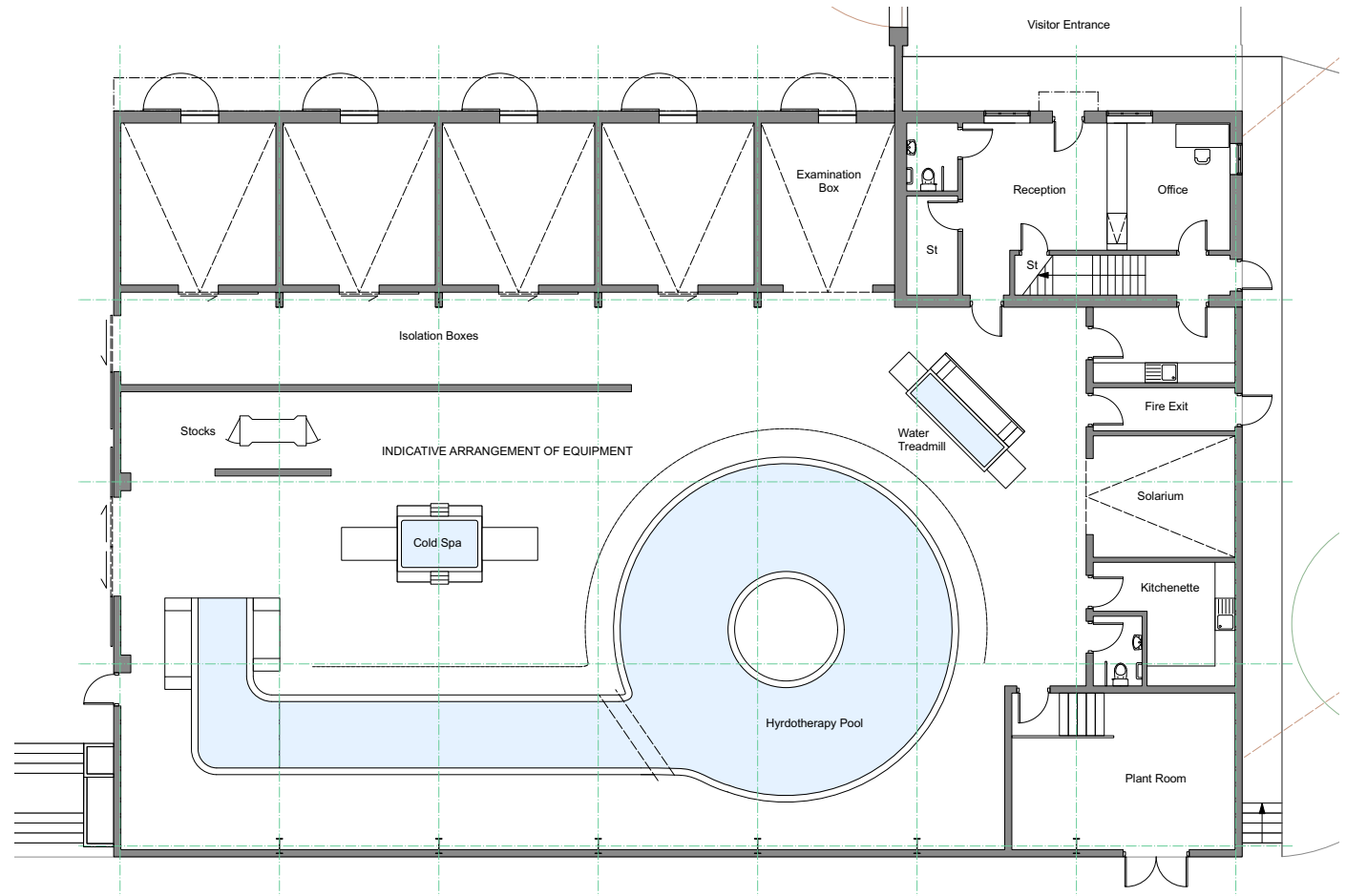
### Equine Therapy Centre

The proposed equine therapy centre will provide a dramatic enhancement of welfare for injured equines in West Sussex and the South, as well as horses staying on-site, with access to a range of the latest therapy treatments and facilities. It will find use with veterinarians, physiotherapists and other approved therapists, as well as offering superb educational opportunities for the training of equine therapists and veterinarians.



FIGURES 109 (BELOW). EXAMPLE OF AN EQUINE HYDROTHERAPY POOL

**FIGURES 110.** EQUINE THERAPY CENTRE, GROUND PLAN AND NORTH WEST ELEVATION



NORTH WEST ELEVATION

The main body of the therapy centre is contained under a broad, low-pitched, steel-framed roof clad with a conventional agricultural cement fibre sheet such as Eternit Profile 6, the properties of which help to subdue sound, provide inherent insulation and minimise condensation. The walls other than the pavilion are mostly brickwork, with similar material properties to the roofing, with louvred ventilation set into both gables. Along the north west face of the building are four isolation boxes and an examination stall, under a shallower pitched extension of the roof with projecting eaves to protect the stable windows. The isolation boxes would serve either for the isolation and accommodation of sick horses, or be used to quarantine horses before they enter the livery yards.

The largest element of the spa equipment is the hydrotherapy pool which includes an equine access ramp and a circular pool. The slope of the site at this point would aid construction of the pool, reducing the amount of excavation required. Its construction would be carried out by specialist contractors and a rear accessed plant room allows for good external access to the filters, backwash tanks, etc. Other proposed equipment accommodated within the therapy centre includes a cold spa, stocks, a water treadmill and a solarium; all of which have proven efficacy and aid the recovery time of injured and recuperating horses.

FIGURES 111 (BELOW). STABLE YARDS, GROUND FLOOR PLAN

### Stable Blocks and Groom's Accommodation

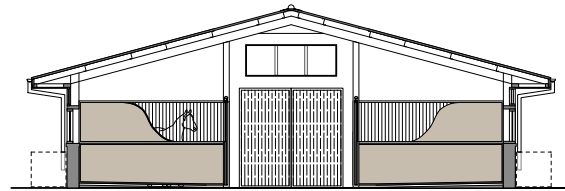
On-site stabling, for both full-livery and visiting horses, is proposed as four purpose-designed stable blocks, each with ten 14ft x 14ft loose stalls (five either side of a wide central passageway), that would be capable of comfortably accommodating any size of horse.

The arrangement of four blocks or yards, rather than larger barns, has multiple benefits. On a practical level the 12m separation between each aids ventilation, and limits the potential for the spread of fire or equine disease (should there be an outbreak). From a management perspective the separate yards provide useful optionality, for example, two of the blocks might be for full, permanent livery with two reserved for visiting horses. It also allows for the suitable separation of stallions from mares.

As a distinguishing feature, each stable block is integrated with groom's accommodation at first floor level, whilst designed (and to be detailed) as structurally separate fire compartments, with independent entrances and means of escape. This linked accommodation will greatly improve the reaction time in the event of distressed horses and would facilitate 24hr cover and enhanced security.

Ancillary non-residential accommodation within each stable block includes a secure tack room, an examination area, a feed store, an office and kitchenette, and rug wash facilities.





SECTION A-A



A-A TYPICAL SIDE ELEVATION (FLAT ENTRANCE)

Externally each yard is provided with hose points with wooden tie bars and a lean-to equipment store. The roof eaves over-sails the stable windows by about a metre so that any feed or equipment left outside has protection.

In terms of appearance, the stables are simply and traditionally detailed, with the grooms' accommodation adding visual interest. French doors with Juliet balconies to the living space of each groom's flat are located above the stable entrances to afford natural surveillance over the external yard, as well as to encourage social exchange.

The external walls of the stables are proposed as masonry construction (brickwork outer leaf and blockwork internally) to equine window head-height for durability, thermal comfort, moisture, draught and fire control. Blackened timber cladding would run externally from cill height to the underside of the eaves, aiding ventilation and adding visual warmth. Where the yards step up to two-storeys the brickwork is carried full-height, as a fire-break as well as a visual device. The proposed roof finish is grey, corrugated cement fibre sheet, with ridge ventilators, with additional timber-louvred ventilation in each rear, stable gable.



B-B TYPICAL SIDE ELEVATION (OFFICE ENTRANCE)



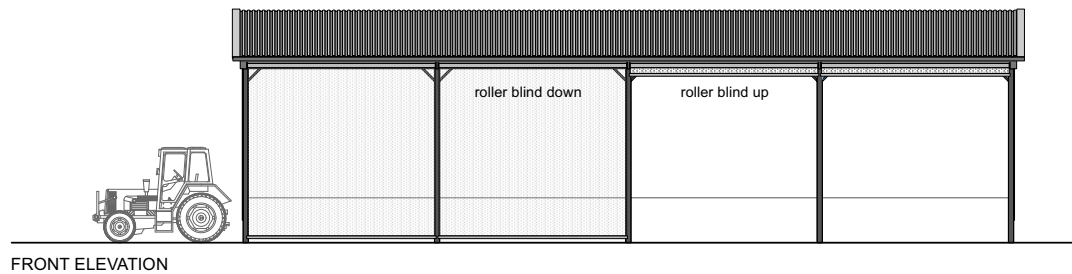
FIGURE 112. PROPOSED STABLE BLOCK, SECTION AND ELEVATIONS



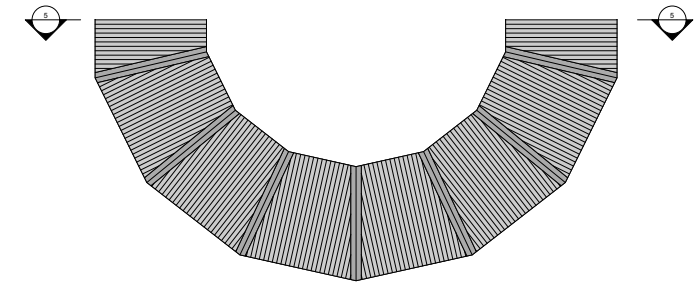
## Ancillary

To serve the stables with food and bedding, a 4-bay steel-framed, 3-sided vertical-timber-clad haybarn is proposed. It is detached from the stable yards (for ventilation and fire separation), and easily accessed from the equestrian spine road for deliveries, whilst within easy barrowing distance. It is 5m high to eaves to allow for tractor access and the efficient stacking of hay. The open front would have a retractable roller blind, and its other three elevations with concrete plinths for durability.

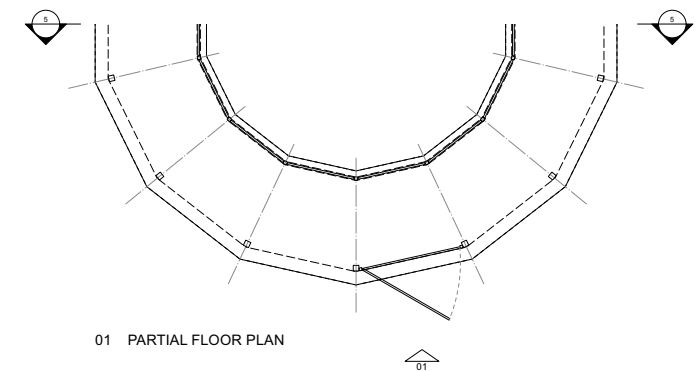
A 15m-diameter, timber-clad, horse-walker is proposed in conjunction with the stables, to enable additional controlled exercise. A horse walker is regarded as an essential piece of equipment for a busy yard, and can provide a safe area to gently exercise multiple horses at the same time, whilst mucking out or in adverse weather, and for horses that it may not be safe to turn out for exercise, during rehabilitating.



FIGURES 113. PROPOSED HAY BARN, NORTH ELEVATION



02 PARTIAL ROOF PLAN

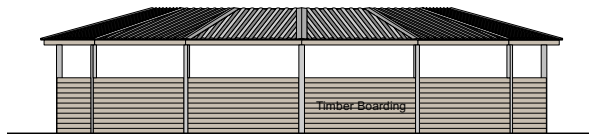


01 PARTIAL FLOOR PLAN

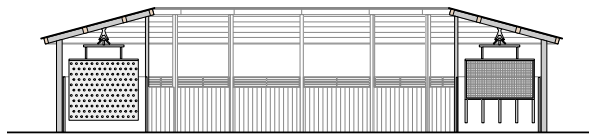
FIGURE 114. PROPOSED HORSE WALKER (ELEVATIONS OPPOSITE)



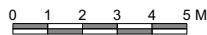
03 FRONT ELEVATION



04 SIDE AND REAR ELEVATION



05 SECTION



**FIGURES 115.** EXAMPLE HORSE MUCK TRAILER, ARMSTRONG & HOLMES MODEL 5500 (T10)

A muck trailer loading area is shown located an optimal distance from the stables (about 18m from the closest entrance) – near enough for barrowing, and sufficiently remote to limit nuisance from flies. The contents of the sealable trailer would on average be emptied once a day, for wider farm use.

The exercise and diet of the types of horses stabled at the Equestrian Centre, such as those that compete at high levels, will be carefully managed, with the majority of their exacting needs met within the working yards and through schooling, hacking and the use of the horse walker, according to a bespoke programme for each horse. This is in contrast to horses that might be living outside 24/7, and without more intense exercise or supplementary feed. In consequence the extent of paddock required is more limited, and an area of about 10 acres with paddocks of various sizes would provide for the majority of the stabled horses' needs, with additional to allow for field rotation, and to provide for group turnout, on sloped, naturally draining fields with good quality grass.

The provision of dedicated vehicle parking for regular patterns of equestrian usage, and for special events, is detailed in the Transport Assessment. This includes space for regular-sized horsebox trailers, as well as large horseboxes (such as Winnebagos), accommodated principally within two adjoining, gravel / hardcore car parks located at the foot of the equestrian site (as illustrated in Landscape Layout dwg no. 463-PA-062). During exceptional events,

subject to an Events Traffic Management Plan and Temporary Events Notices, additional parking for the Equestrian Centre would be made available on grass within the application site, to the west of the dedicated parking via a short link.

### Landscape, Drainage and Ecology

Historically, the large field compartment of the proposed Rural Food & Retail and Equestrian Centre was subdivided by a tree-lined field boundary, as shown on maps up until at least 1914. This former field boundary is acknowledged in the landscape proposals through the proposed tree-lined southern boundary of the outdoor arenas. On a practical level, as well as new native hedging, these trees will provide screening and shelter around the stable yards and therapy centre.

The line of mature, scattered trees that marks the western field boundary will be substantially reinforced and restored through the planting of native trees and under-storey planting. Within the Equestrian Centre, approximately 340m of new native hedgerow is proposed amongst the landscape proposals to define boundaries and provide shelter, with additional across the Whole Farm Plan.

A substantial volume of surface water storage (attenuation) is proposed beneath the large outdoor arena within geo-cellular storage, approximately 600mm below the finished surface. This water has the potential to be harvested, whilst excess would drain by gravity to the basin and wet grassland in the south east corner of the site for further treatment and storage.

Across the Whole Farm Plan, as much rainwater as possible would be harvested from roofs for non-potable uses such as toilet flushing, horse wash-down, irrigation, vehicle washing, etc. This may be a combination of individual systems for each building, as well as a pumped rainwater harvesting system, with opportunities for this to be powered by on-site solar generation.

As well as new wildflower meadows, wet grassland and native tree and hedge planting, proposed habitat provision within the Equestrian Centre includes: built-in and tree-mounted nest and roost boxes for birds and bats, log piles and, along the western boundary, artificial hibernacula for great crested newts.

These aspects are detailed in the accompanying specialist reports and assessments.





# Appendix 1 - Sustainability, the Triple Bottom Line

## Economic Sustainability

- Rural employment - 142 full time equivalent jobs across 5 interlinked sectors.
- £5.87m per annum of gross value added to the local economy.
- Up to £300,000 of business rates income per annum.
- Support priorities of the Coast to Capital area.
- Growth of the local knowledge economy.
- A place to meet and network.
- Economically sustainable basis for enhancement and maintenance of the Ancient Woodland, PROW, etc.
- Support sustainable tourism
- Develop market & premium for local produce
- Rural innovation and research, including in the high-growth agri-tech sector.
- Diversify the local employment base
- Attractive work environment to aid recruitment and retention.
- Extend tourist season (through indoor arena, food & retail, etc).
- Increase off-site visitor expenditure.
- Potential for business spin-outs - beyond the farm site.
- Co-locational multipliers - see opposite.
- Apprenticeships and training to develop requisite skills.
- Strengthen the equestrian industry.
- Live / work units as employee incentives.

## Environmental Sustainability

- Landscape restoration & enhancement.
- Reuse of existing buildings.
- Efficient use of disturbed and previously developed land.
- Biodiversity enhancements and built-in habitat.
- Planting of approx 320 new trees and restoring previous tree belts and field boundaries.
- Rainwater harvesting.
- Low energy, low light spill lighting.
- Reduction of food miles.
- A Travel Plan with measures to reduce trips and single-occupancy vehicle trips.
- Operation of a dedicated Crouchlands Farm minibus to facilitate group travel.
- Local recruitment to reduce travel to work distances.
- High animal welfare - including pasture fed livestock and equine therapy.
- Use of carefully selected timber from the Farm's woodlands for craft and construction.
- Minimised and recycled site waste.
- Provision of car share preferential spaces.
- EV charging spaces and chargers.
- Promote low carbon and healthy lifestyles.
- High levels of insulation.
- Extensive rooftop solar PV generation.
- R&D of sustainable farming methods.

## Social Sustainability

- Expansion of local facilities and amenities whilst complementing existing ones.
- Opportunities for active recreation and passive enjoyment of nature.
- A place to socialise.
- Opportunities and activities for all ages.
- Diverse health and wellbeing benefits for local people, staff and visitors.
- Educational opportunities through the Rural Enterprise Centre and Equestrian Centre, in areas such as farming, woodland management and animal welfare;
- Managed access to Ancient Woodland
- Live / work units in an area of disproportionately large house types and high values.
- Live / work units to promote passive surveillance & an on-site micro community.
- Promote healthy lifestyles with more time spent outdoors.
- More opportunities for disadvantaged people.
- Improved employability of young people.
- Opportunities for third sector - e.g. Woodland Trust.
- Improved skills for local people
- Cultural appreciation of Ancient Woodland
- Forest schools, nature education and academic field research.
- Encourage and support local active travel.
- Potential partnership with Brinsbury College.

# Appendix 2 - Operational Integration Matrix

EXTRACT FROM ACCOMPANYING OPERATIONAL STATEMENT BY DLBP LTD

		Uses and Activities Linked to Other Elements				
		Farm hub	Rural Enterprise and Education Centre	Rural Food and Retail Area	Equestrian Centre	Hardnip's Barn and glamping
Elements	Farm hub		The Rural Enterprise and Education Centre will draw in academic and practical expertise, allowing new techniques and procedures to be trialled and adopted at the working farm.	The Food and Retail Area creates the opportunity to sell produce from farming activity, as well as catering to farm workers on-site.	Riders, competitors, and trainers will benefit from fresh produce reared on site via the Farm Hub. Trainers and equine veterinarians will appreciate the knowledge exchange from other large animal agriculturalists and veterinarians.	Farm produce will be used in the restaurant at Hardnip's Barn. Visitors to the Farm Hub will also have the option of luxury on-site accommodation for elongated stays.
	Rural Enterprise and Education Centre	The farm hub will provide the site for field work, an open-air laboratory to test innovative farming techniques, and provides produce for processing in the Rural Enterprise and Education Centre.		The cafe and farm shop would be available to those working or attending courses in the REEC. It would also create the opportunity to sell food that has been processed or goods that have been made at the REEC.	Horses from the Equestrian Centre will provide useful data and research for both agriculture students and craftspeople designing solutions to equestrian problems. Veterinary students will also benefit from the expertise of the equine therapy centre, one of the few in the country.	Glamping facilities will provide high-quality accommodation for visiting lecturers and guest speakers.
	Rural Food and Retail Centre	The farm hub will provide produce that will be sold and / or consumed at the Rural Food and Retail Centre as well as the cookery school.	The craftspeople in residence at the Rural Enterprise and Education Centre will support the Rural Food and Retail Centre through the production of goods. Rural Enterprise and Education Centre users will also frequent the rural food and retail area for meals throughout the day.		The Equestrian Centre will pull in a vast amount of spectators for competition events, generating retail activity for the Rural Food and Retail Centre throughout the year.	Visitors will support the Rural Food and Retail Centre by purchasing food and goods to use within their accommodation or take home with them.
	Equestrian Centre	The farm hub's agricultural visitors will benefit from having equine specialists on-site allowing for cross-sector knowledge share between farmers and agriculturalists.	Craftspeople such as farriers and blacksmiths will produce much-needed high quality products such as horseshoes and tack.	The Equestrian Centre will benefit from the nutritional meals cooked on-site. The Rural Retail Area would also include a specialist equestrian store to support the Centre.		High quality accommodation is available to competitors and trainers to use when on-site. They will also be able to make use of the restaurant for sit-down meals.
	Hardnip's Barn and glamping	The farm hub will supply the restaurant in Hardnip's Barn with farm-reared produce and will offer an opportunity for glamping visitors to view a working farm. Visitors will also be able to participate in some farm activities such as woodland craft activities, hurdle making, and charcoal burning.	Artisans and craftspeople will be able to supply both the restaurant with homeware and tableware as well as the décor within the glamping units. The Rural Enterprise and Education Centre will also provide courses (including practical elements such as bushcraft, woodland management, or foraging) to glamping guests.	The Cookery School provides an opportunity for glamping visitors to learn more about food provenance and techniques such as butchery, sausage making, curing and charcuterie making. Those participating in classes at the Cookery School can then purchase food or goods for sale in the farm shop or retail units.	The Equestrian Centre is a rare opportunity for glamping visitors to see high-quality equestrian events and introduce newcomers to the sport, increasing its visibility. Glamping visitors will also be able to book lessons and hacks along bridlepaths in the vicinity.	

