



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land West of Parsons Field Stables, Pickhurst Lane, Pulborough
DESCRIPTION:	Application for the continuous use of land for the stationing of 2 static caravans for residential purposes and associated day rooms. Erection of two stable blocks and associated landscape works (Retrospective).
REFERENCE:	DC/25/0317
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>A set of comments has already been provided, which discusses the principle of development more generally. The Policy Team has been reconsulted as the applicant now also seeks permission for two stable blocks.</p> <p>Since the original consultation, the Council has received a letter from its Local Plan Inspector recommending that the Local Plan is withdrawn. This response therefore amends previous advice relating to the emerging Local Plan.</p>	

MAIN COMMENTS:**Preamble**

I have previously provided comments on the application. The applicants have made amendments to the application and are additionally seeking permission for two stable blocks (of which one has already been built).

The majority of my original response remains accurate, and I do not discuss the stable block element of the scheme in this update. However, it is necessary to update information previously provided on the emerging Local Plan. It is also necessary to update on matters relating to water neutrality.

The Emerging Local Plan

On 22nd April 2025, the Council published a letter from its Local Plan Inspector. Within it, he recommended that the emerging Local Plan (eLP) be withdrawn. I had previously explained that weight, albeit limited, should be given to eLP Policy 43, in the context of paragraph 49 of the NPPF.

Though the Council will need to decide what actions to take in response to the receipt of the Inspector's letter, at the time of writing I do not see any realistic prospect that the eLP will progress towards adoption. Accordingly, I do not believe that weight should be given to Policy 43 contained within the eLP. I note that this change will be unlikely to have a major bearing on the application, given that the Council's supply position means that the tilted balance is in effect, as per policy contained in the NPPF and PPTS.

Water Neutrality

I had previously advised that the Council and its partners are due to launch the Sussex North Offsetting Water Scheme (SNOWS) in the forthcoming months and that it was my understanding that the proposal would qualify for access to SNOWS.

My comments did not account for the retrospective nature of the application. Should the application be determined in advance of launching SNOWS, it would not be possible to allocate credits to the application and therefore would need to demonstrate water neutrality by other means. As such, the case officer will need to assess the application considering this context.

Extent of policy comments

These comments should be read alongside my previous comments on the application.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

Tal Kleiman

DEPARTMENT:

Planning Policy

DATE:

22/04/25