Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0377
Downsview Grange , East Street, West Chiltington, West Sussex, RH20 2LU

DESCRIPTION:
Demolition of existing stables and store and erection of a stable building.

RELEVANT PLANNING HISTORY:

DC/18/1313	Demolition of existing dwelling and erection of a replacement two storey dwelling with detached car port.	Application Permitted on 14.08.2018
DC/18/1422	Demolition of existing outbuilding and erection of a storage building.	Application Permitted on 04.09.2018
DISC/18/0287	Approval of details reserved by condition 3 to approved application DC/18/1313	Application Permitted on 08.11.2018
DISC/18/0310	Details pursuant to Condition 9 of planning permission DC/18/1313 (Demolition of existing dwelling and erection of a replacement two storey dwelling with detached car port) - details relating to drainage	Application Permitted on 13.11.2018
DISC/18/0319	Approval of details reserved by conditions 7 and 8 to approved application DC/18/1313	Application Permitted on 13.11.2018
DC/18/2717	Variation of condition 1 on previously approved application: DC/18/1422 (Demolition of existing outbuilding and erection of a storage building.) Relating to location and size of the building.	Application Permitted on 13.02.2019
DISC/19/0022	Approval of details reserved by Condition 9 on DC/18/1313	Application Permitted on 15.03.2019

DESCRIPTION OF THE SITE
The application site is located on the southern side of East Street. The main dwelling is a large, detached dwelling with gravelled driveway and detached garage positioned at the front of the dwelling. At the rear, towards the south of the main dwelling, there is a private equestrian facilities comprising of stable blocks, sand school and storage barn along with a few field shelters located within the wider surroundings.

DESCRIPTION OF THE APPLICATION
The proposal seeks planning permission for the demolition of existing stables and store buildings and the erection of a stable building. The replacement stable block would comprise of the same number of 5 stable bays with additional dry hay storage together with wash area and tack store. Additionally, the loft area would be used for hay and feed store.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 29 - Equestrian Development
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 9: Water Neutrality
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 33: Equestrian Development

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
HDC Arboricultural officer: No arboricultural concerns.

Ecology Consultant: No Objection – The mitigation measures identified in the Bat Roost Assessment (Derek Finnie Associates, February 2025) should be secured by a condition of any consent and implemented in full. The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Strategy and should be secured by a condition of any consent. We have no objections on ecological matters.

Natural England: No Objection - Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Representations:
None received

Parish Comments:
West Chiltington Parish Council: No Objection

Member Comments:
None received

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

Policy 26 of the HDPF sets out a general policy of restraint against inappropriate development in the countryside in order to protect its rural character and undeveloped nature. However, it does allow for, amongst other things, quiet, informal recreational use, such as that derived from private equestrian activities.

Policy 29 of the HDPF is generally supportive of new equestrian development, subject to several criteria, including the proposal being appropriate in scale and character, and level of activity, and being in keeping with the location, being well-related to existing buildings. The policy sets out that existing buildings should be re-used before new buildings are considered.

The proposal relates to the demolition of existing stables and store and the erection of a replacement stable building. The supporting statement sets out that the existing stable buildings are of a tired condition and nature that require ongoing maintenance with limited capacity for storage, and no longer appropriate or fit for purpose to provide secure stabling.

The proposed stable would replace the existing 5 no. bays stable on a like for like basis, with no increase in the amount horses kept, nor intensifying the use of the facility. The stable building would incorporate an additional dry hay storage together with a wash area and tack store which would replace the existing store building. The proposed stable building would be situated within the same footprint as the existing stable and store buildings and would comprise of similar design and form as the existing buildings. A private / personal use condition is recommended to prevent any increase in the level of activity at the site.

The principle of development is considered acceptable and in accordance with both Policy 26 and Policy 29 of the HDPF.

Design and Appearance:

Policies 32 and 33 of the HDPF seek to ensure high quality and inclusive design for all development in the District and ensure that it will complement locally distinctive characters and heritage; that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings; is locally distinctive in character; respects the character of the surrounding area; and uses high standards of building materials and finishes. Furthermore, Policy 29 of the HDPF does not favour between commercial and non-commercial equestrian activity, providing the development is sustainable.

The proposed stable building would be positioned within the same footprint as the existing stable and store buildings. Whilst the resultant building would be larger than the existing 2 no. stable and store buildings, the proposed stable building would accommodate all the equine facilities under one roof. The scale and form of the building is sufficient to complement the rural character of the site and would not appear incongruous in this location.

Overall, it is considered that the proposed developments would not have any adverse impact on the character or appearance of the site or wider surrounding area. The visual impact is therefore considered acceptable and in accordance with the above policies.

Trees and Landscaping:

Policy 25 of the HDPF states that the natural environment and landscape character of the district, including landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. In addition, the loss of green infrastructure is to be resisted in line with Policy 31 of the HDPF, unless there are new opportunities which compensates or mitigates for the loss. Chapter 15 of the NPPF also recognises the intrinsic character and beauty of the countryside and seeks to improve landscapes, biodiversity net gains.

There is a planted ornamental maple tree within the area of proposed development to the South of the existing stable block. The tree is of moderate form and condition for age and species.

Although visible from the Public Right of Way to the West it does not pose a significant constraint on development of the property, and, following consultation with the Council's Arboricultural Officer, there are no concerns in respect of the foreseeable impacts on the rural treescape.

Residential Amenity:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that the siting, scale and layout of the proposed development together with the relationship with surrounding properties and land and the private use would be sufficient to prevent any unacceptable impact on neighbouring amenity.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

The site lies approximately 8.6km southeast of The Mens Special Area of Conservation (SACs) for which one of the qualifying features is Barbastelle bats. Therefore, the site lies within the 12km Wider Conservation Area for the SACs (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol) and may be within the range of foraging areas required by the bats.

The mitigation measures identified in the Bat Roost Assessment (Derek Finnie Associates, February 2025) would be secured by a planning condition and would need to be implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality. Additionally, the reasonable biodiversity enhancement measures would need to be outlined within a separate Biodiversity Enhancement Strategy and would be secured by a condition. Following consultation with the Council's Ecology Consultant, it is considered that there is sufficient ecological information available for determination of this application and no objections were raised on ecological matters.

Water Neutrality:

The proposal relates to the replacement of existing stable buildings. The Site Plan and supporting documents explains that the existing stable buildings would be demolished and removed which has been secure by planning condition. Subject to the removal of the existing stable, the proposal would create no additional demand for water consumption than already exists. There is no clear or compelling evidence to suggest the nature and scale of the proposed development, which would not amount to a change of use or introduce activity onto the site which is not already taking place, would result in a

more intensive use of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024. The replacement stable, following the demolition of two stable buildings, will be erected on the same footprint area and existing hardstanding.

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	251.3	121.8	129.5
		Total Gain	
		Total Demolition	**121.8**

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The stable building hereby permitted shall not be brought into use until the existing stable buildings, as identified on drawing nos. SLP/001, EP/101 and EP/102 have been demolished and all materials removed from the site.

Reason: In the interests of the amenity of the area and in accordance with Policies 26, 29 and 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Roost Assessment (Derek Finnie Associates, February 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

6 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: The stable building hereby permitted shall be for private use only. The facilities shall not be used by visiting members of the public or for the staging of equestrian competitions, the provision of equestrian livery services for financial reward, or for a riding school providing horse riding lessons to the general public.

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

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/0377

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement	Planning, drainage and water neutrality	NONE	12.03.2025
Elevation plan		EL/201 REV P02	12.03.2025
Floor plan		FP/101 REV P02	12.03.2025
Site plan		SL/001 REV P03	14.03.2025
Supporting Statement	Bat Roost Assessment	NONE	12.03.2025
Elevation & Floor plan	Existing	EP/101	12.03.2025
Location plan		SLP/001 REV P01	14.03.2025
Elevation & Floor plan	Existing	EP/102	12.03.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 24.06.2025

Authorising Officer sign/initial Guy Everest Date: 27.06.2025