Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0227
Glenard Farm , Henfield Road, Albourne, West Sussex, BN6 9JJ

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3 (construction site set up) and 5 (materials and finishes) to approved application DC/24/1487 (Erection of a covered horse exercise area).

RELEVANT PLANNING HISTORY:

DC/24/1487	Erection of a covered horse exercise area.	Application Permitted on 27.05.2025.

CONSULATION RESPONSES

WSCC Highways (LHA): *accept statement given and satisfied with details provided in regard to Condition 3. No highway safety or capacity concerns raised.*

PLANNING ASSESSMENT
Planning Application DC/24/1487 was permitted on 27.05.2025. This permission was for the following: Erection of a covered horse exercise area.

Approval is sought to details pursuant to conditions 3 (construction site set up) and 5 (materials and finishes).

Regarding Condition 3(i) the applicants have provided an initial supporting statement dated 23.08.2025and subsequent information dated 27.08.2025, advising that:

- the project is of a small scale and contained and does not require extensive site facilities: one ‘portaloo’ and one caravan will be provisioned within the site itself for construction staff use. Proposed location of the touring caravan and ‘portaloo’ used by on site staff.
- Materials will be offloaded and handled within the site itself. Area where framework materials will be offloaded - steel stanchions, timber cladding, internal side panels, roofing sheets, etc. Plant will be offloaded in 1-2 deliveries within the site itself. Stripped topsoil will be repositioned within the site itself.
- Wheel washing - much as the site is not dusty, similarly it is not ‘dirty’; deliveries are immediate to the site which incurs only a very short off-road distance to unloading points, and lorry tracking is on stone or tarmac. Wheel washing facilities will not be required - lorry volume and movement are very small scale and there are no demolition activities nor any excavations to be taken from site.
- Internal base and riding surface materials are not stored - they are delivered straight into their place within the structure and immediately spread as required, as also annotated.
- Topsoil as removed from building area is to be spread within the BNG uplift area.
- Dust - the structure is a precision pre-sized kit building i.e. a steel frame structure. Required elements are therefore simply delivered and then erected. Thus, there are simply no dust creating activities: no demolition, no grinding, cutting, drilling of dust creating materials, no blasting, and the like.

Regarding Condition 5 details of the proposed materials have been set out within the Supporting Statement. It is advised that the following materials will be used for the proposed covered horse exercise barn:

- Steel Portal Frame
- Treated softwood timber vertical castle boarding – naturally weathered (silver grey / green)
- Natural Grey Profile 6 type fibre cement sheeting with translucent sheets to provide natural lighting internally.

Condition 3: Construction site set-up

Pre-Commencement Condition: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.
i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities
The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The construction set up and site activity, including topsoil removal and spread, would be contained within an area of the site alongside the approved covered exercise area. This includes material and site paraphernalia, serving what is a relatively small-scale construction phase.

Given the scale and containment of the works, the LHA raises no objection and consider there would be no material highway safety or capacity impacts to the adopted network, and for these reasons also impact upon amenities of receptors of the adjacent Public Right of Way (Footpath 2537) and occupiers of neighbouring properties would not be adverse in nature.

It is noted the planning permission DC/24/1487 is subject to safeguarding the use of the Public Right of Way (condition 9) and restriction on construction hours (condition 10). The submitted Construction site set-up details do not conflict with these separate but allied controls to mitigating amenity impact.

The requirements of the condition are narrow (for example, there is no requirement to address external lighting during construction phase) and in these respects the details submitted pursuant to the condition are acceptable as subject to adherence to the set up details, the impacts on the amenity of nearby occupiers would not to be materially adverse in their nature, and therefore the details are satisfactory for the purposes of the condition reason.

Condition 5: Materials

Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submitted materials and finishes are appropriate to the context of the rural locality involving an additional functional facility to an existing equestrian enterprise in the countryside. The end structure would not be viewed out of keeping with surroundings, including by receptors using the Public Right of Way, especially given the adjacent existing outdoor arena.

The details pursuant to approval for condition 5 have therefore been satisfied as a building of appropriate visual quality would be achieved.

Recommendation: Application Permitted

NOTE TO APPLICANT

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: DISC/25/0227
(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
Plans	Block plan		27.08.2025
Supporting Docs	Email dated 27-08-2025 Additional Supporting Statement by Charles Britton Equestrian Construction		27.08.2025
Supporting Docs	Application for Discharge of Conditions 3 and 5 Statement		23.07.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 24/09/2025

Authorising Officer sign/initial Adrian Smith Date: 24/09/2025