Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0355
Swains Farm, Brighton Road, Henfield, West Sussex, BN5 9RP

DESCRIPTION:
Construction of Sand School for Equine Use adjacent to Existing Stables

RELEVANT PLANNING HISTORY:

DC/22/2118	Prior Notification for Change of Use of an Agricultural Building to residential (Use Class C3) to form 4no dwellinghouses.	Prior Approval Required and PERMITTED on 04.01.2023
DC/20/0031	Prior notification for the demolition of an agricultural building of steel frame and concrete construction with metal sheet cladding over concrete block walls and roofed with sheet material	Prior Approval Not Required on 05.02.2020
DC/19/1701	Prior Approval for a proposed change of use of Agricultural Building to Dwellinghouses (Class C3)	Prior Approval Required and REFUSED on 22.10.2019
DC/19/0283	Conversion of existing garage into habitable living space for the use of an annex ancillary to main dwellinghouse (Listed Building Consent)	Withdrawn Application on 01.04.2019
DC/19/0282	Conversion of existing garage into habitable living space for the use of an annex ancillary to main dwellinghouse (Householder Application)	Application Permitted on 03.04.2019
DC/19/0253	Erection of a stable block containing 4.no loose boxes and tack room store	Application Permitted on 01.04.2019

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 29 - Equestrian Development
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Henfield Neighbourhood Plan (HNP) 2017 - 2031:
Policy 12 - Design Standards for New Development

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:

Horsham District Council: Conservation:
Horsham District Council's Conservation Officer commented on 09/05/2024 that "the proposed sand school would be viewed within the context of the existing stables and would not result in additional harm to the setting of the listed building".

Natural England:
Standing Advice: It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:
No objection

Representations:
None received

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

This application is for the Construction of Sand School for Equine Use adjacent to Existing Stables at Swains Farm, Brighton Road, Henfield, West Sussex. Swains Farm is a Grade II Listed Building (indexed 1980) described by Historic England as a dwelling consisting of "Two parallel ranges - West range: small C17 or earlier timber-framed cottage with brick infilling. Tiled roof with pentice to south. Casement windows. Chimney breast at north end. Two storeys. Two windows. East range: C18 addition with longer and lower elevation, which is tile-hung". The dwelling sits back considerably from the main road via a long access road which is also a public right of way.

The application site lies to the north east of Swains Farm; approximately 50m away at the closest point. The stables erected under DC/19/0253 are approximately 5m to the south of the proposed sand school.

Principle of Development:

Policy 25 of the HDPF seeks that the natural environment and the local character of Horsham District including the landscape, the landforms and development pattern will be protected from inappropriate development. The policy aims to:

- Protects, conserves and enhances the landscape and townscape character, considering areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.
- Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.
- Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.
- Conserve and where possible enhance the setting of the South Downs National Park.

Policy 26 of the HDPF requires development in the countryside be of a scale that is appropriate to its countryside character and location and not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside. It also needs to be essential to its countryside location and to meet one of the following criteria:

- Support the needs of agriculture or forestry;
- Enable the extraction of minerals or the disposal of waste;
- Provide for quiet informal recreational use; or
- Enable the sustainable development of rural areas.

Policy 29 states that development for equestrian related development will be supported provided that it can be demonstrated that the re-use of existing buildings on site for related equestrian use is not appropriate; before new or replacement buildings are considered. The proposal should be appropriate in scale and level of activity, and be in keeping with it's location and surroundings. The proposal should where possible be well related to a bridleway network.

The principle of development is for the construction of a sand school to be used in conjunction with the existing stables. The sand school is to allow for riders and horses to be trained in events such as horse riding, dressage etc.

As the proposal is for personal use, the development would not result in an overall increase in activity on the site, or any additional movements from the access over and above the existing arrangement. The Local Planning Authority are satisfied that this can be adequately controlled by condition, and

enforced against is breached. Furthermore, the sandschool would be commensurate to the size of the site and also the number of horses on site. It is further noted that this is not 'full-size' / Olympic sized, thus further limits its potential to be utilised for commercial purposes. As such, the proposal is considered in accordance with Policies 26 and 29 of the HDPF.

Design and Appearance:

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

Policy 12 of the HNP advocates for new development be of sound design and reflective of the character of the area. It aims to protect against inappropriate development by ensuring the design, scale, layout and massing of development is appropriate to the immediate area. Development should be respectful to the conservation area and listed buildings if applicable.

The proposed development is for the Construction of Sand School for Equine Use adjacent to Existing Stables at Swains Farm, Brighton Road, Henfield. The sand school which is constructed to the north of the existing stables is approximately 20m x 40m. The area would be enclosed by a 3 bar fence running the perimeter (120m). Gates are positioned to the east-end and west-end of the sand school. The three-rail fence is 1.5m in height. No drawings have been submitted for the perimeter fencing however, it is considered that this would be permissible under permitted development.

The sandschool is to use silica sand for its material choice. This has therefore screened the application from requiring a water neutrality statement. A condition is affixed to ensure this is adhered to.

The development would not be considered unusual or one that detracts from the character of the area / Listed Building. It is considered to be sited in an appropriate location. The proposal is therefore considered to accord with the above policies.

Amenity Impacts:

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 and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Conclusions:

It is considered that this application appropriately conforms with the policies laid out above and is recommended for approval.

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 sand school hereby permitted shall not be used for commercial purposes or in connection with any form of riding or livery establishment.

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).

4 **Regulatory Condition**: No external lighting or floodlighting shall be installed to the sandschool hereby approved without the prior written approval of the Local Planning Authority. Any lighting that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality

5 **Regulatory Condition**: No music (live or recorded), public address system or any other amplified sound system shall be installed on the site which is audible at any boundary outside the curtilage of the premises.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: T The proposed sandschool ground materials shall strictly accord with the application form of silica sand. Deviation in future from this material will require express permission from the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity 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/24/0355

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		250224-01	05.03.2024
Location plan		250224-02	11.03.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 09/05/2024

Authorising Officer sign/initial RHERMITAGE Date: 14.05.2024