PLANNING COMMITTEE REPORT

TO:	Planning Committee
BY:	Head of Development and Building Control
DATE:	20 May 2025
DEVELOPMENT:	Change of Use of land for the stationing of 2 additional static caravans for residential purposes and the erection of a stable building for private use together with the formation of hardstanding and associated landscaping.
SITE:	Parsons Field Stables, Pickhurst Lane, Pulborough, West Sussex, RH20 1DA
WARD:	Pulborough, Coldwaltham and Amberley
APPLICATION:	DC/24/0256
APPLICANT:	**Name:** Mr F Keet **Address:** Parsons Field Stables, Pickhurst Lane, Pulborough, West Sussex, RH20 1DA

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application as an addendum to the Committee Report deferred at the 10 March 2025 meeting of Planning Committee South (the original Committee Report is attached to the end of this addendum).

DESCRIPTION OF THE APPLICATION

1.2 The application was deferred by Planning Committee South for the following reason: -

- For further information to be submitted to address drainage.

1.3 Additional information has now been submitted that seeks to address the above.

2. OUTCOME OF CONSULTATIONS

2.1 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. It should be noted that the below responses are in addition to those outlined in the original report, as appended.

OUTSIDE AGENCIES

2.2 **Drainage Consultant:** Comment – More information required.

2.3 The additional evidence provided by the applicant in support of the planning application has been reviewed. While the applicant has addressed many of the previous shortfalls, further information is still required, which can be provided by way of a worded condition.

2.4 The submitted Drainage Strategy information is not wholly compliant with current policy and the requirements of the approving authority, though is a robust approach to the design of the scheme and the matters of compliance can be resolved through the detailed design submission as part of a suitable planning condition. Therefore, if HDC is inclined to approve this application, conditions are recommended.

PUBLIC CONSULTATIONS

2.5 Two additional representations have been received, objecting for the following additional reasons: -

- Concerns over the available acreage for the proposed number of horses and the reduction in the size of the paddocks since the previous committee date.
- Concerns in relation to character and appearance/ landscape impact, amenity impact and cumulative impact of the development.

3. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS AND EQUALITY

3.1 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.

3.2 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.

4. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

4.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

5. PLANNING ASSESSMENTS

5.1 This application was presented to the Planning Committee at the 10th March 2025 meeting. The resolution of the committee was to defer the application for further information on drainage. Following this request the applicants have submitted a full drainage strategy for the site.

Drainage:

5.2 The application is now supported by a Drainage Strategy dated 28.03.2025, prepared by aegaea. The Drainage Strategy refers to the drainage hierarchy as detailed within Part H of the Building Regulations and the SuDS hierarchy. The drainage hierarchy requires that surface water first be discharged via infiltration, then alternatively to a surface water body (watercourse), to a surface water sewer and finally to a combined sewer.

5.3 The Council's Drainage Consultant has reviewed the Drainage Report, which addresses many of the shortfalls identified as part of previous (drainage) comments on the application. The Drainage Consultant has further recommended that a suitable pre-commencement condition be imposed to secure final details of surface water drainage and foul water disposal.

5.4 It is considered that the level of drainage information now submitted as part of this application is appropriate to the nature and scale of the proposed development. The submission demonstrates that the development has followed the drainage hierarchy, and that there are no in principle reasons why acceptable drainage cannot be provided for both foul and surface water.

5.5 A condition (no. 3) is recommended to secure the necessary details, which would require the submission and approval of an approval of details application prior to the commencement of any development on the site. This application would undergo further consultation with the Drainage Consultant and consideration to ensure the details were acceptable. This approach, which is consistent with other applications throughout the District, would ensure the site were suitable drained, in accordance with Policy 38 of the HDPF.

Other Considerations

5.6 It is noted that further representations were received, raising concerns in respect of the available paddock area for grazing horses, and on landscape and amenity impacts. The western area continues to form part of this current application site. The presence of unauthorised development on the site is currently being investigated by the Council's Compliance Team. The impact arising from this unauthorised development would need to be considered as part of any formal application and / or enforcement action on this part of the site. It is not considered necessary to further assess the impacts arising from the unauthorised development as part of this current application, which does not pertain to seek any consent in this regard.

Conclusion

5.7 In conclusion, the applicants have provided sufficient drainage details for this application to be determined, with a pre-commencement drainage condition still attached to ensure the remaining details are provided before development commences.

5.8 The proposal has therefore addressed the reasons for the deferral from the March 2025 committee and approval is therefore recommended.

6. RECOMMENDATIONS

6.1 To approve planning permission subject to the following conditions:

1 **Approved Plans List**

2 **Regulatory (Time) Condition:** The development hereby permitted shall be begun 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 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul water disposal and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition:** No development shall commence until either:

i) Details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary credits to achieve water neutrality have been secured via the Sussex North Offsetting Water Scheme;

or

ii) The applicant has confirmed in writing that the water neutrality strategy set out in the Technical Note 1: Water Neutrality Statement (prepared by Motion, dated 09.02.2024) is to be fully implemented; and

iii) Pursuant to part ii), no pitch shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority confirming that the approved site-specific water neutrality mitigation scheme has been fully implemented in accordance with Technical Note 1: Water Neutrality Statement (prepared by Motion, dated 09.02.2024) The evidence shall include the specification of fittings and appliances used, evidence of their installation, details of the rainwater harvesting system installed including a minimum 35 days storage capacity, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter, or to a similar improved water performance.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

5 **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).

6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

(a) Details of all existing trees and planting to be removed and retained
(b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
(c) Details of all hard surfacing materials and finishes
(d) Details of all boundary treatments including new hedgerow to western boundary of entrance
(e) Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition:** No development shall commence until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

8 **Pre-Occupation Condition:** No pitch hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that pitch in accordance with drawing number 2311PA_R0.0_100. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve the extended site have been implemented in accordance with the approved details as shown on plan 2311PA_R0.0. The facilities shall be thereafter be retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

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

11 **Regulatory Condition:** The stables 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).

12 **Regulatory Condition:** This permission does not authorise use of the land as a caravan site by any persons other than Gypsies and Travellers, as defined in Annex 1 of Planning Policy for Traveller Sites (Department for Communities and Local Government 2024).

Reason: To enable the Local Planning Authority to control the use of the site and in accordance with Policy 21, Policy 22 and Policy 23 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition:** Inclusive of the caravans permitted under planning permission DC/19/2105, no more than five caravans, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the land at any one time, of which no more than four shall be a static caravan or mobile home.

Reason: To avoid an overcrowded appearance and to secure satisfactory standards of space and amenity and to enable the Local Planning Authority to control the use of the site, in accordance with Policy 21, 22, 23 and 26 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition:** No industrial, commercial or business activity shall be carried out on from the site, including the storage of materials.

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

15 **Regulatory Condition:** No Heavy Goods Vehicles (defined as any vehicle having 3 axles or more and with a weight exceeding 3,500kg) shall operate to or from the site or be stationed, parked or stored on the site at any time.

Reason: In the interest of highway safety and amenity in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no additional gates, fences, walls, or other means of enclosure shall be erected or constructed on the site.

Reason: In the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework 2015.