Horsham District Council

Mr David Spragg
DS Equine
Mulberry Cottage
Stoner Hill Road
Froxfield
Petersfield
GU32 1DX

New Inn Farm West End Lane Henfield West Sussex
Change of Use of land and buildings to equestrian use. Conversion of existing livestock barn to stable barn. Conversion of outbuilding into staff facilities. Installation of new gates to property.

Your application DC/24/1767 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions
Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition
Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)
If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Horsham District Council

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Application Number: DC/24/1767

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Miss Jo Linton

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Change of Use of land and buildings to equestrian use. Conversion of existing livestock barn to stable barn. Conversion of outbuilding into staff facilities. Installation of new gates to property.

New Inn Farm West End Lane Henfield West Sussex

to be carried out in accordance with Application No. DC/24/1767 submitted to the Council on 06/12/2024 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 28/02/2025

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Water Neutrality Statement	20240516P1 REV V1.0	06.12.2024
Supporting Docs	Planning Statement	NONE	15.11.2024
Location plan		24/2202-201	15.11.2024
Site plan		24/2202-202 REV B	12.02.2025
Elevation & Floor plan	Existing and Proposed Barn	24/2202-211 REV B	15.11.2024
Elevation & Floor plan	Existing and Proposed Outbuilding	24/2202-210	15.11.2024

Elevation plan	Gate and Site Plan	24/2202-212 REV A	11.02.2025
Supporting Docs	Heritage Statement	NONE	01.12.2024

Reason: For the avoidance of doubt and in the interest of proper planning.

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 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Statement received 06.12.2024. No part of the site hereby permitted shall be first used until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that site has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in the imposition of the following conditions: accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

4 **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 and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: No exterior 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).

6 **Regulatory Condition**: There shall no amplified sound (e.g. PA or playing of music) without prior written approval from the Local Planning Authority.

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

7 **Regulatory Condition**: The development hereby permitted shall only be used for agricultural and / or private equestrian purposes and shall not be used for or in connection with any form of 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).

8 **Regulatory Condition**: The conversion of the existing barn shall be used solely for incidental purposes (as a staff facility as set out in the approved drawings) related to the occupation and enjoyment of New Inn Farm, West End Lane, Henfield (as identified on the approved plans). The outbuilding shall not be used as a separate unit of accommodation, as habitable living accommodation, for any commercial purposes or for any other purpose(s)/use(s).

Reason: To ensure the development is water neutral and avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites, and as the establishment of an additional independent unit would lead to an unsatisfactory relationship between independent units of living accommodation, and in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

Note to Applicant

A. Planning permission does not authorize obstruction, interference, or alteration of any Public Right of Way (PROW) without prior consent from West Sussex County Council (WSCC), as the highway authority, and possibly a legal Order process by the relevant local planning authority.

B. Safe and convenient public access must be maintained at all times across the full width of the PROW.

C. The PROW must not be obstructed by vehicles, plant, scaffolding, or the temporary storage of materials/chemicals during works, as this constitutes an offence under the Highways Act 1980.

D. No new structures (e.g., gates, stiles) are allowed within the PROW without prior consent from the WSCC PROW Team, as this would be an offence under the Highways Act 1980.

E. Any drainage systems should discharge into an existing or new system and away from the PROW surface. No drainage system is permitted through the path surface without prior consent.

F. If ground levels adjacent to the PROW are raised, a suitable drainage system must be installed, and its design must be approved by the WSCC PROW Team.

G. Any alterations to the boundary with the PROW or new fence lines must be carried out in consultation with the WSCC PROW Team to ensure the legal width of the path is not reduced.

H. Contractors' vehicles, deliveries, or plant access along the PROW is only lawful if the applicant has a vehicular right; otherwise, it constitutes an offence under the Road Traffic Act 1988.

I. The applicant must consider how public access is managed to avoid endangering or inconveniencing the public, especially where the PROW shares a route with private access.

J. The applicant should confirm that no private access rights will be detrimentally affected by the proposal, as the WSCC PROW Team does not hold records of private rights of access.

K. It is an offence to damage the surface of a PROW without prior consent from the WSCC PROW Team. A specification must be submitted, and approval must be obtained before any works begin.

L. For works within the PROW's legal width, the applicant should apply to WSCC PROW Team for a temporary path closure, with no guarantee of approval. A minimum of 6 weeks is needed to consider the application.

M. If a Public Path Order (PPO) is required to divert or extinguish a path to enable development, the applicant must apply for a PPO through the Local Planning Authority before starting development. A temporary path closure can only be considered after the PPO is confirmed.

N. Environmental requirements (e.g., Great Crested Newt fencing) must not interfere with the legal line of the PROW or introduce unauthorised structures.

O. If vehicles share the PROW or a vehicle crossing point is introduced, the applicant should consider signage to warn drivers of the hazard and encourage responsible driving.

Note to Applicant
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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.