Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1348
Winterfold Farm, Wimland Road, Rusper, West Sussex, RH12 4QU

DESCRIPTION:
Variation of condition 1 of previously approved application reference DC/26/0054 (Variation of Condition 1 and removal of Condition 4 of previously approved application DC/24/1787 (Erection of 1 No. self-build dwelling house for equestrian workers (to replace an existing mobile home granted planning permission under ref: DC/20/0937)) for alterations at basement level and to remove water neutrality.)) amendment to position of dwelling and architectural refinements.

RELEVANT PLANNING HISTORY:

DC/20/0937	Retrospective application for change of use of land to equestrian and equestrian development comprising stables, dog kennels, manure store, hay barn, lighting and mirrors for sand school and lunge pen. Provision of mobile home for rural worker.	Application 09.10.2020	Permitted on
DC/22/0071	Erection of 2no storage barns and extension to existing barn and lowering of ridge height. Erection of an indoor riding arena and outdoor viewing pavilion.	Application 06.04.2022	Permitted on
DC/24/1787	Erection of 1 No. self-build dwelling house for equestrian workers (to replace an existing mobile home granted planning permission under ref: DC/20/0937).	Application 05.09.2025	Permitted on
DC/26/0054	Variation of Condition 1 and removal of Condition 4 of previously approved application DC/24/1787 (Erection of 1 No. self-build dwelling house for equestrian workers (to replace an existing mobile home granted planning permission under ref: DC/20/0937)) for alterations at basement level and to remove water neutrality.	Application 03.09.2026	Permitted on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 20 - Rural Workers Accommodation
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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Rusper Neighbourhood Plan:
Policy RUS3: Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 1: Sustainable Development
Policy 2: Development Hierarchy
Policy 9: Water Neutrality
Policy 13: The Natural Environment and Landscape Character
Policy 14: Countryside Protection
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 31: Rural Economic Development
Policy 33: Equestrian Development
Policy 44: Rural Workers Accommodation
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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:
None received.

Representations:
None received.

Parish 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

The application seeks a minor material amendment to the existing planning permission (ref: DC/26/0054) through a variation of the approved plans list (Condition 1), for the following alterations: -

- Building moved to the north-west to provide more of a landscaped buffer around proposed new build dwelling. Hard and soft landscaping areas have been amended to suit.
- Brick pier added to south and north elevations
- Brick pier omitted from the north elevation
- Office mezzanine area extended to provide additional workspace
- Rooflight added to east elevation serving bedroom 3
- Rafter feet extended on all elevations
- Timber cladding removed from end of external covered walkways to south and north elevations
- Timber balustrade added to match first-floor balcony detailing

It is also noted that the permitted gross internal floor area was 266 sqm with the proposed GIA now 294 sqm.

The relocation of the building to the north-west would provide a greater landscape buffer around the proposed dwelling, with hard and soft landscaping areas amended to suit. The amendments to the brick piers, through the removal of one and additions of others on the north and south elevations, are considered appropriate and would not appreciably alter the character and appearance of the dwelling. The proposed internal changes to the mezzanine area would be appropriately accommodated within the built footprint. The other amendments, such as the addition of a rooflight and timber cladding removed, also do not raise any significant concerns, and the majority of the development remains as approved.

Overall, it is considered that the amendments would not adversely affect the character or appearance of the dwelling or result in any unacceptable impacts on neighbouring amenity, with the relocation of the building, not considered to significantly impact nearby amenity or the character and appearance of the site or surrounds. The amendments do not therefore raise any concerns or further considerations beyond those identified as part of the original planning permission.

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

Recommendation: Application Permitted

Conditions:

2 **Statutory Time Condition**: The development hereby permitted must be commenced by the 05.09.2028.

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

3 **Pre-Commencement Condition**: No development shall take place, until the following traffic management and construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

(a) traffic management plan for site traffic and measures, to include a 10mph speed limit for construction traffic and appropriate signage to remind construction traffic of the need to give way to the public and to make the public aware of the risk of conflict with vehicles, particularly at the access point to the development from the bridleway.

(b) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)

(c) 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).

4 **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul 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).

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-Commencement (Slab-Level) Condition**: No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

(a) detailed designs or product descriptions for biodiversity enhancements;
(b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

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 Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

7 **Pre- Occupation Condition:** A lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) shall be 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 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 Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

8 **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 fencing and hedging
(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).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and 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).

10 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of the parking, turning and access facilities for that dwelling have been submitted to and approved by the Local Planning Authority in writing. No dwelling shall be first occupied until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking, turning and access facilities shall 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).

11 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning

Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

12 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13 **Post-Occupation Condition**: Upon the occupation of the building hereby permitted, the existing mobile home indicated on plan RPC-WIN-HOU-LS-001 shall cease to be used for any purpose whatsoever and within a period of three months thereafter it shall be removed from the site (including the removal of foundations if necessary), and all materials arising from such demolition removed from the site and the site of the removed mobile home restored in accordance with details of landscaping to be submitted to and approved in writing by the Local Planning Authority prior to demolition works commencing.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition**: The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in Preliminary Ecological Appraisal (The Ecology Co-op, June 2024). This includes the Precautionary Method Statement for reptiles in Section 4.8 of the Preliminary Ecological Appraisal (The Ecology Co-op, June 2024), which avoids impacts on protected species.

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: 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 Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

15 **Regulatory Condition**: If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution

is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition**: The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Winterfold Farm and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an unsatisfactory relationship between an independent unit of living accommodation and an equestrian centre, contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

17 **Regulatory Condition**: The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture, equestrian, or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason: The site lies in an area where in accordance with Policy 26 of the Horsham District Planning Framework (2015) development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted.

18 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of the dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

Biodiversity Net Gain Condition
Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

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/26/1348
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved under DC/26/1348:**

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Proposed	PL01 REV B	24.08.2026
Elevation & Floor plan	Proposed as permitted	PL02 REV C	24.08.2026
Site plan	Proposed	PL05	24.08.2026
Elevation & Floor plan	Proposed Amendments	PL06	24.08.2026

Schedule of plans/documents **approved under DC/26/0054**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing mobile home	PL.03	02.12.2024
Details plan	Site Location and Context Plan	RPC-WIN-HOU-LS-001	02.12.2024
Details plan	Approved Planting Scheme with 2024 Additions	RPC-WIN-HOU-LS-002	04.12.2024
Details plan	Topographic Survey	RPC-WIN-HOU-LS-003	02.12.2024
Supporting Statement	Landscape & Visual Appraisal	NONE	19.11.2024
Details plan	LANDSCAPE and VISUAL APPRAISAL Site Survey	Appendix Part 1	19.11.2024
Supporting Statement	LANDSCAPE and VISUAL APPRAISAL - Photos of site	Appendix Part 2	19.11.2024
Supporting Statement	Planning	NONE	19.11.2024
Photos	Mobile Home	NONE	19.11.2024
Supporting Statement	Surface Water Drainage Strategy	NONE	19.11.2024
Supporting Statement	Equestrian Appraisal	NONE	19.11.2024
Design & Access Statement		NONE	19.11.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 26.10.2026

Authorising Officer sign/initial Guy Everest Date: 06.11.2026