ELawrence
PLANNING

Komani

Broadwater Lane

Copsale

West Sussex

RH13 6QW

Planning, Design and Access Statement

Chartered Town Planner

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The site and Background

Komani comprises a small holding that extends to some .. hectares and has an equestrian and business background. The applicants have recently purchased the property and are looking to continue with the equestrian use. They would also like to allow dog owners to walk and train their dogs in one of the paddocks on a restricted basis. The paddock concerned is already securely fenced on 3 sides and a further fence would be provided on the inner side. This fence will be required in any case to secure the paddock for horses.

Access for dog walkers would be via the existing crossover ……., which leads to an existing yard/parking area to the east of the dwelling.

Proposal

The proposal for the change of use of an existing area of equestrian pasture land to a mixed use for equestrian pasture land and dog walking and training.

Planning Policies and Proposals

The National Planning Policy Framework 2026

The overall planning policies of relevance to this application have been set out in the National Planning Policy Framework August 2026 (Framework).

Policy S3 of the Framework sets out a presumption in favour of sustainable development. Outside settlements policy S5 of the Framework sets out forms of development that should be approved unless the benefits of doing so would be substantially outweighed by the adverse effects, when assessed against the policies in the Framework.

The types of development that are acceptable include:

- Development for outdoor sport and recreation.
- Development for rural businesses and services, where a location outside a settlement is shown to be necessary.

In applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

Policy E4 of the Framework deal with rural businesses. It states that the sustainable growth of rural businesses should be supported, including through:

- The development and diversification of agricultural and other land-based businesses;
- Facilities to support rural leisure and tourism and measures to retain and expand accessible local shops and services
- Development proposals to meet business needs in rural areas may need to be located outside settlements, and in locations that are not well served by public transport. In these circumstances:
    - Development proposals should take opportunities, where they exist, to use previously developed land, and sites that are physically well-related to existing development; and

- The siting and design of development should be appropriate having regard to the character of its surroundings.

Policy HC4 of the Framework deal with new community facilities. It states that substantial weight should be given to the benefits where new community facilities would be provided; and development proposals would make a demonstrable contribution towards promoting good health or or supporting social interaction in the local community (such as, but not limited to, the provision of new recreation facilities).

Policy N2 deals with improving the natural environment. It advises that to contribute positively to the natural environment, and support nature's recovery, development proposals should consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside. It should identify opportunities for those qualities to be conserved or enhanced.

Finally, regarding transport Policy TR3 states that in rural areas, opportunities to improve walking and enhance the connectivity of the area should be taken where they exist. The development of accessible local services and community facilities such as sports venues and open space is also supported.

This positive approach to rural businesses is to promote a strong rural economy.

Chapter 9 deals with transport and states that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

In relation to design the Framework states that new development should function well and add to the overall quality of the area; establish a strong sense of place, optimise the potential of the site and reflect the identity of local surroundings, while not preventing or discouraging appropriate innovation. Planning decisions should not stifle innovation, originality, or initiative.

Regarding the landscape and ecology, the Framework states that planning policies and decisions should contribute to and enhance the natural and local environment. The intrinsic character and beauty of the countryside and wider ecosystems should be recognised. Significant harm to biodiversity should be avoided.

The proposal has been designed specifically to comply with all of the above. As such the scheme accords very closely with the Framework for the reasons set out in this statement.

Horsham District Planning Framework

In 2015 the Horsham District Planning Framework was adopted. Consistent with the NPPF policy 1 states that there is a presumption in favour of sustainable development and policy 2 seeks to protect the environment whilst meeting local employment needs (including within the rural areas).

Chapter 5 of the HDPF deals with economic development and immediately flags up the fact that:

- Opportunities for small and medium sized businesses need to be provided.

- There is an ongoing need to enhance the rural economy. This includes enabling diversification of rural employment space.

Policy 10 deals more generally with rural economic development and states that rural economic development and enterprise will be encouraged in order to create local employment opportunities. Development which maintains the quality and character of the area, whilst sustaining its productive social and economic benefits will be supported. Development should:

- Countryside-based enterprises and activities should contribute to the wider rural economy and/or promote recreation and the enjoyment of the countryside.

New buildings in the countryside will be acceptable provided that they support sustainable economic growth.

Policies 24, 25 and 26 seek to protect the built environment, the natural environment and the countryside from in appropriate development and allow for appropriate sustainable development.

Policy 33 deals with development principles. It seeks to protect the character and appearance of the landscape; protect important landscape features and avoid unacceptable harm to the living conditions of residents. Policies 40 and 41 promote sustainable transport and the provision of adequate parking facilities to meet the needs of developments.

Horsham District Local Plan 2023 – 2040 Regulation 19

This document emphasises the need to support economic growth in rural areas within the District. Policy 31 deals specifically with rural economic development. It supports sustainable rural economic development. Development will be supported where:

- It contributes to the sustainable custodianship of the countryside; and
  i. In the case of non-farming countryside-based enterprises and activities, it contributes to the wider rural economy and/or promotes recreation in, and the enjoyment of, the countryside.
- Proposals will be supported provided they:
  a) Do not adversely affect the character, appearance or visual amenities and the intrinsic character and beauty of the countryside and the location in question; and
  b) Demonstrate a net increase in biodiversity in and around the site.

- Proposals will be supported provided car parking requirements can be accommodated satisfactorily within the immediate surroundings of buildings or an alternative logical solution is proposed.

Policy 28 supports improved community facilities, including leisure and sports.

Planning Merits

Location and accessibility

Komani is located within the dispersed rural settlement of Copsale, which is close to a number of rural settlements, Southwater and the A24 trunk road. There are footpath and bridleways in the immediate area including rights of way references:
NUT1687
NUT 1797
SOW 3573
OW 1684

The proposed dog walking enterprise

The proposed dog walking and training exercise is extremely low key. It is aimed at local people with young or other dogs that tend to run off when not on a lead. A secure paddock gives the owner and dog the opportunity to enjoy a stress- free walk and run around. It is also a safe environment for training dogs. The pasture land will also be used for rotation grazing and occasionally sheep with be brought in to graze it. This is both for land management purposes and so that dog owners can train their dogs not to chase or disturb sheep.

The land will also be used for grazing horses on a rotation basis.

Amount and hours of use

The paddock that will be used for dog walking and training has an area of 1.3 hectares. Up to 4 dogs will be allowed to use the paddock at any one time between the hours of 7am and 9pm. This is typical of other dog walking paddocks approved by Horsham District Council

Dark skies

No external lights is proposed or necessary.

Materials

Fencing – metal mesh

Existing/proposed parking area has a concrete surface which will be retained.

Landscape assessment including Design and appearance

The only built development proposed is a livestock fence to ensure dogs do not escape from the field. Whilst this would be visually lightweight the applicant is looking to plant a traditional field hedgerow along the outer side of the fence. This is both to screen the fence and to enhance the rural character and biodiversity of the site. It should be noted that this fence is to be erected whatever the outcome of the application to facilitate rotation grazing. It does not require planning permission.

Biodiversity Net Gain

The proposal is exempt from biodiversity net gain. This is because no existing soft planted areas are being removed.

Irrespective of this the applicant is looking to plant a traditional field hedgerow across the existing pasture land, which will enhance biodiversity.

Traffic Parking and access

People driving to the site will use the existing vehicular access shown on the block plan. This leads straight onto a yard area where up to 4 cars can easily be parked, with on-site parking.

Bin storage

A dog waste bin will be provided at the entrance to the field which will be emptied as required. The waste will be collected by a waste management contractor, such as Direct 365.

Cycle storage

N/A

Flood Risk Assessment

The application site is not at risk of flooding from any source.

Part of the perimeter of the existing pasture land is at risk of flooding as shown on the following plans. However, this will not impact on the application site. Further, it should be noted that in accordance with Annex F table 2 of the Framework the proposal is a water compatible use described as:

- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.

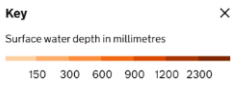
For these reasons and having regard to the nature of the proposal, it will not increase the risk of flooding elsewhere.

Flood risk map zone 2 & 3

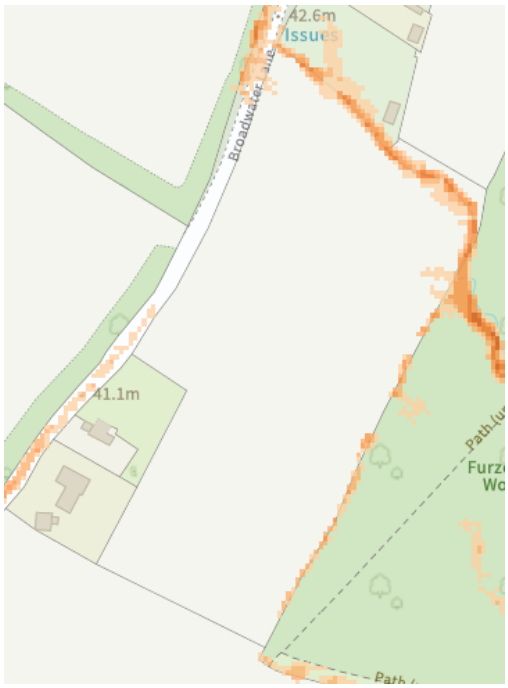
The plan below shows surface water flood depths







With climate change flooding marginally increases as shown on the plan below. 2061 – 2125



The extent of flooding above 150mm



Extent of flooding over 300mm



The existing access and parking area that would be used are similarly both outside any area a risk of flooding.

Sustainability and Policy conclusions

The proposal complies with the three objectives of sustainable development and all of the above policies in the following ways.

Economic

- Will provide additional direct and indirect employment.
- Will support the local rural economy.

Social

- Will provide additional direct and indirect employment.
- Will provide a safe and secure area for walking and training dogs.
- Will support the local public houses and restaurants, etc.
- Will support responsible dog walking and training.

Environmental

- Will make better use of an area of pasture land.
- Will help ensure that dogs do not harm sheep, horses and wildlife.
- Will generate little additional traffic.
- Will fully respect the dark Skies in the locality.
- Will generate a negligible amount of noise and disturbance.
- Would not have a negative impact on ecology.

Overall Conclusion

The proposal fully complies with the policies in the Framework and all of the above existing and emerging policies and proposal and the Development Plan as a whole.