

Planning Application Covering Letter – Replacement Stable Barn

Site: Furzeffield Farm, Honeybridge Lane, Ashurst, West Sussex

Proposal: Replacement of existing stable buildings with a single American barn-style structure

Dear Sir/Madam,

Please find enclosed a full planning application for the replacement of existing stable buildings at Furzeffield Farm with a single American barn-style structure.

This application follows pre-application advice received from Horsham District Council (Ref: PE/25/0048).

The proposal seeks to replace a number of existing stable buildings, which are in a poor state of repair, with a single consolidated barn. The current arrangement is fragmented and results in a dispersed and untidy appearance across the site.

The proposed barn measures approximately 20m by 15m and has been designed to provide a more efficient and functional layout. The building will accommodate a series of internal stables arranged around a central aisle, along with a wash bay and tack room, improving the day-to-day operation of the equestrian business.

The development will:

- Consolidate the existing stable buildings into one structure
- Reduce the overall footprint of built form on the site
- Improve the visual appearance and organisation of the yard
- Enhance the functionality of the established equestrian enterprise

The number of stables proposed reflects the existing level of use, and no intensification of the equestrian activity is proposed.

In design terms, the building adopts a simple and appropriate agricultural form, with a pitched roof and traditional proportions. External materials will comprise green box-profile steel roof sheeting and vertical timber weatherboarding to the walls, ensuring the building integrates appropriately within its rural setting.

The barn will be positioned within the existing developed area of the yard and will not extend the built form into undeveloped countryside. As such, the proposal will have limited visual impact and will represent an enhancement over the existing arrangement.

An ecological assessment has been undertaken in the form of a bat survey of the existing buildings. This confirmed that there was no evidence of bat roosting or activity within the structures to be replaced, and therefore the proposed development is not expected to result in impacts to protected species.

Surface water and foul drainage associated with the proposed development will be directed to the existing drainage system serving the site. This approach ensures the proposal utilises established infrastructure and will not give rise to additional drainage impacts.

In accordance with pre-application advice, the application is supported by:

- Site Location Plan
- Existing and Proposed Block Plans
- Proposed Floor Plans and Elevations
- Design and Access Statement
- Water Neutrality Statement
- Biodiversity Net Gain Assessment
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Overall, the proposal represents a clear improvement in both visual and functional terms, supporting the continued operation of a viable rural equestrian business without harm to the character of the countryside.

We trust the enclosed information is sufficient and look forward to your favourable consideration.

Yours faithfully,

