Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1178
Kahnters Farm , Gay Street, Pulborough, West Sussex, RH20 2HJ

DESCRIPTION:

Demolition of existing equestrian 6 stable block and erection of an equestrian 6 stable block to incorporate feed, tack and welfare rooms.

RELEVANT PLANNING HISTORY:

PL/52/49	Agricultural cottage (From old Planning History)	Application Permitted on 07.12.1949
PL/73/92	Removal of agricultural occupancy condition on pl/52/49 Site: Kahnters Farm Gay St Pulborough	Application Refused on 02.02.1993
PL/15/93	Non-compliance with agricultural occupancy condition on pl/52/49 Site: Kahnters Farm Gay St Pulborough	Application Permitted on 20.04.1993
DC/23/2271	Demolition of existing equestrian stable and storage barn and erection of replacement building to provide ancillary residential accommodation.	Application Refused on 17.09.2024

SITE AND SURROUNDS

The application site is located in the countryside approximately 1.26 kilometres to the south away from the built-up area boundary of Nutbourne. The character of the area is rural in appearance with some sporadic residential development. The nearest neighbours are approx. 40m to the north and south respectively. A Public Right of Way is located approximately 110m to the north.

DETAILED DESCRIPTION

The application seeks permission for the demolition of existing equestrian 6 stable block and erection of an equestrian 6 stable block to incorporate feed, tack and welfare rooms. The stable block will be positioned with the entrances facing the property's grazing area, making access easier for horses. It will be built on the existing footprint of the current stables. A central archway will allow farm vehicles and horses to move between the fuel storage area, courtyard, and vehicle loading points. The building will also include separate rooms for securely storing feed and valuable tack, as well as welfare spaces to care for the horses.

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 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 30 - Protected Landscapes
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

Pulborough Parish Neighbourhood Plan: The Plan has passed through examination but has not reached referendum owing to the water neutrality issue that has impacted on all development in the district.
Policy 15- Design

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:

HDC Environmental Health: No Objection

There are no objections for EH on this application, light condition recommended.

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:

No Objection

Representations:

One letter of representation received in support of the planning application stating the following:

The existing stable block is in a very poor state, having not housed horses for many years before the current owner purchased the property. The applicant, who owns several horses, needs secure and weatherproof stables, which the new block will provide. The design is appropriate for the rural setting. However, raise concerns about the drainage plans, particularly given the site's clay soil. The applicant has assured that a sustainable drainage system has been designed to account for these conditions. Also assured that foul sewage will be regularly removed, which is important given the proximity of our properties. If these issues are properly managed, willing to support the application.

Member 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 has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs taken during previous site visit (DC/23/2271). These details were considered sufficient to allow the application to be properly considered and determined.

Principle of Development:

Policy 26 of the Horsham District Planning Framework (HDPF) requires that development in the countryside be essential to its location, of an appropriate scale, not lead to a significant increase in activity, and conserve or enhance the landscape character. Policy 29 further supports equestrian development, provided that the re-use of existing buildings is explored first, the scale and activity levels are in keeping with the location, and the development is well-related to existing buildings and, where possible, a bridleway network.

This application proposes the demolition of an existing equestrian stable block with six stables and the construction of a new block of the same size, incorporating feed, tack, and welfare rooms. The Planning Statement explains that the current stables are a permanent structure on a brick plinth with a concrete foundation and floor, timber walls, and a corrugated roof. However, the stables are unsuitable for larger event horses due to low roof heights and outdated construction. The existing stables are in a poor condition, requiring significant maintenance to remain safe and dry, and are unsuitable for adaptation.

The new owners, committed to improving the facilities, propose a stable block built on the same footprint as the existing one, with entrances facing the grazing area for easier access. The design includes a central archway for vehicle and equine movement, with dedicated spaces for feed storage, tack, and welfare rooms for staff. Importantly, the proposal does not increase the number of stables and will not result in increased activity beyond the current level.

The proposal aligns with Policy 26, as the keeping and exercising of horses for private enjoyment is appropriate in the countryside and does not lead to heightened activity. In accordance with Policy 29,

the scale and intensity of the development are appropriate for its location, with no commercial use proposed. A private/personal use condition can be applied to ensure the development remains in line with these policies.

In conclusion, the principle of development is considered acceptable and in accordance with both Policy 26 and Policy 29 of the HDPF.

Design and Appearance:

Policy 32 of the Horsham District Planning Framework (HDPF) seeks to ensure that development promotes high standards of urban design, architecture, and landscaping. Development must protect and enhance locally distinctive character through good design, thoughtful landscaping (both within the scheme and in consideration of surrounding areas), and creating a 'sense of place,' while considering local, social, and environmental factors.

Policy 33 of the HDPF aims to ensure that development avoids unacceptable harm to the amenity of neighbouring occupiers or users, addressing issues such as overlooking or noise. It also requires that the scale, massing, and appearance of developments be of a high standard, relate sympathetically to their surroundings, and respect the character of the area.

While the proposal maintains the same number of stables, it significantly improves the design, functionality, and animal welfare provisions compared to the current structures. The external appearance of the stable block is designed to reflect its countryside location, with careful consideration given to the overall scale and volume in relation to the existing courtyard setting.

According to the Planning Statement, the proposed materials—such as a brick plinth, dark timber cladding, and a tile-hung roof—are intended to reflect the local vernacular. Although the eaves height will be slightly increased and the internal and external arrangements will differ from the existing structure, the design is considered sympathetic to the street scene and local context. The new stable block is not expected to harm the character and appearance of the site or the wider area, a key consideration in the planning assessment.

The proposed building will be seen within the context of the existing built form and appropriately grouped with the overall site layout. There are no significant views through to the site, and it is considered that the new stables will not cause appreciable harm to the landscape or the wider countryside.

Overall, the proposal represents a modest addition that is well-designed in terms of form, scale, and appearance, and is appropriate for the character of the site. The visual impact is considered acceptable and in accordance with Policies 32 and 33 of the HDPF.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that the scale and siting of the stable building, which is set an appreciable distance from shared boundaries with neighbouring properties and land, would be sufficient to prevent any unacceptable impact on the amenities of adjoining occupiers. The applicant has confirmed that the stables would be used for private use only, and such activities would not be expected to result in potential for harmful levels of activity or related noise and disturbance.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

No alterations to the existing access are proposed, with the development relating to the replacement of an existing stable building to be used for private/personal purposes. The Local Highway Authority

anticipates that no highways safety concerns would arise as a result of the proposal and as such does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.

For these reasons, the proposed development is considered to accord with the above policies.

Water Neutrality:

The application relates to the replacement of an existing stable building. The Site Plan confirms that the existing stable building would be removed, and it is considered that this could be reasonably conditioned. Subject to the removal of the existing stable, the proposal would create no additional demand for water consumption than already exists. There is no clear or compelling evidence to suggest the nature and scale of the proposed development, which would not amount to a change of use or introduce activity onto the site which is not already taking place, would result in a more intensive use of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusions:

The proposed demolition of the existing equestrian stable block and the erection of a new stable block on the same footprint is considered to be an appropriate form of development within this countryside location. The design of the new stable block, which incorporates improved facilities for feed, tack, and welfare rooms, would enhance the existing site without increasing the level of activity or impacting the rural character of the surrounding area. The proposal maintains the same number of stables and reflects a commitment to improving the quality of the built environment and animal welfare provisions.

The scale and appearance of the new stable block is considered sympathetic to the site's rural setting and would not result in harm to the character and appearance of the landscape. The use of traditional materials such as brick, timber cladding, and tile-hung roofing ensures that the building is in keeping with the local vernacular.

Given the distance to neighbouring properties and the nature of the development being for private use only, the proposal is not expected to result in any unacceptable impacts on the amenities of neighbouring occupiers. Additionally, no highway safety issues are anticipated, as the existing access arrangements are considered adequate for the proposed use.

In terms of water neutrality, the replacement stable block is not expected to increase water consumption on the site, and the proposal would not result in a significant impact on the Arun Valley SAC, SPA, or Ramsar sites.

Overall, the proposed development is considered to be in accordance with the relevant policies of the Horsham District Planning Framework, including Policies 26, 29, 32, and 33, as well as national planning policy. Therefore, the application is recommended for approval, subject to conditions.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
	161.48sqm	60.69sqm	100.79
		Total Gain	**100.79**

Total Demolition	**60.69**

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans, unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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).

4 **Regulatory Condition**: No additional external 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).

5 **Regulatory Condition**: The development 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).

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/24/1178
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received

			Date
Elevation & Floor plan	Proposed Floor Plans and Elevations	GP/03/24 Rev A	02.08.2024
Block plan	Existing Block Plan	GP/05/24 Rev A	02.08.2024
Location plan		NONE	19.08.2024
Elevation & Floor plan	Existing Stables 1	GP/01/24 Rev A	02.08.2024
Elevation & Floor plan	Proposed Replacement Stables	GP/02/24 Rev A	02.08.2024
Block plan	Proposed Block Plan	GP/04/24 Rev A	02.08.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 11.10.2024

Authorising Officer sign/initial Tamara Dale Date: 14.10.2024