Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1487
Glenard Farm , Henfield Road, Albourne, West Sussex, BN6 9JJ

DESCRIPTION:
Erection of a covered horse exercise area.

RELEVANT PLANNING HISTORY:

DC/19/1121 Erection of a single storey side extension and detached garage Application permitted 05.08.2019

Heathenthorn Farm North Planning History

DC/17/0390 demolition of existing stabling / storage and sand school. Application permitted 05.05.2017

DESCRIPTION OF THE SITE

The application site lies outside of any defined Built-up Area Boundary and is therefore located within the countryside. The site is located off of the B2116, which runs east - west, linking the A281 north of Henfield to the west and the A23 at Albourne / Hurstpierpoint to the east. The site is bounded by mature trees and hedges along the eastern boundary adjacent to the public highway and a boundary wall to the east. There is ancient woodland 60m to the south of the proposed covered horse exercise area. PROW 2537 runs along the east / west axis adjacent to the existing outside horse exercise area, before intersecting with PROW 2534 to the west which runs along the north / south axis.

The site (approx. 6.75 hectares) has a history of equestrian / agricultural use and has been used for equestrian purposes by the current owners since 2017 for purposes of breeding and production of showjumping horses. Prior to current ownership, the site was known as Heatenthorn Farm/AV Arabians. The site itself comprises a detached residential dwelling and associated amenities, along with a traditional stabling courtyard and an American Barn and exercise facilities built under DC/17/0390 in 2017.

The surrounding area comprises countryside and a variety of land uses including residential agricultural, commercial and light industrial uses.

DESCRIPTION OF THE APPLICATION

The application seeks planning permission for the creation of a covered horse exercise area. Access to the covered area would be via a porous stone track. The structure comprises a unitarian clear span, portal steel frame clad with traditional vertical timber ‘castle boarding’, which would weather silver grey / green, with a ‘profile 6’ fibre cement sheeting in natural grey. The roof comprises ridge ventilation and translucent light sheets for natural lighting.

The dimensions of the covered measure 8.8m to the ridge, with a 15 degree roof pitch, and would be 30m in width and 60m in length. The clear span, portal steel frame would have a 36m open fronted section leading onto the existing outdoor exercise area.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 3 - Strategic Policy: Development Hierarchy
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 40 - Sustainable Transport
Policy 41 - Parking

Woodmancote Parish Neighbourhood Plan (2016-2031):
Policy 1: A Spatial Plan for the Parish
Policy 3 – Design

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking
Policy 33: Equestrian Development

West Sussex Joint Minerals Local Plan (2018)
Policy M9 - Safeguarding Minerals

Supplementary Planning Guidance:
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement:
Henfield Parish Design Statement (2008)

Planning Advice Notes:
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:
INTERNAL CONSULTATIONS

HDC Drainage Engineer: Comment

The proposals will result in an increase in impermeable area and therefore more information is required due to the absence of an acceptable drainage strategy and additional information relating to:
• Whether the site drainage meets the requirements of the NPPF, PPG SuDS Non-Statutory Technical Standards (NSTS) (March 2015), the West Sussex LLFA Policy for the Management of Surface Water (2018), and the Horsham District Planning Framework (2015) (Policy 38)

HDC Environmental Health: No Objection

HDC Landscape Architect: No Objection

HDC Ecology BNG: No Objection

OUTSIDE AGENCIES
Ecology Consultant: No Objection (subject to conditions)

Natural England: No Objection

WSCC Highways: No Objection

Nature Space: No Objection

PUBLIC CONSULTATIONS
Representations:

None

Parish Comments:
Woodmancote Parish Council: No Objection

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

Principle of Development:

Policy 26 of the HDPF states that outside built up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. In addition, proposals must be of a scale appropriate to its countryside character and location, and would not lead, either individually or cumulatively to a significant increase in the overall level of activity in the countryside and protects and/or conserve, enhances key features and characteristics of the landscape character in which it is located. The strategy for Rural Economic Development (Policy 10) reinforces the government's commitment to encouraging sustainable rural business whilst maintaining the quality and special character of the countryside as set out in Paragraph 28 of the National Planning Policy Framework.

Policy 29, Equestrian Development, states that '*Development for equestrian related development will be supported provided that it can be demonstrated that the re-use of existing buildings on site for related equestrian use is not appropriate before new or replacement buildings are considered; the proposal would be appropriate in scale and level of activity, and be in keeping with its location and surroundings, and where possible is well related to existing buildings; and the proposal should where possible be well related to a bridleway network'*.

Woodmancote Neighbourhood Plan

Policy 1: A Spatial Plan for the Parish: *Development proposals within the Parish will be supported and the re-use of previously-developed sites will be encouraged provided they accord with other provisions of the Neighbourhood Plan and development plan; that the proposals are of high quality design and appropriate in scale, massing and character; where appropriate they preserve the significance of the Blackstone Conservation Area; and, they will not undermine the landscape and character of the Parish nor the setting of the South Downs National Park*

The principle of the wider use of the site for equestrian purposes was established as part of the Heathenthorn Farm North approved under DC/17/0390 for the demolition of existing stabling / storage and sand school which was permitted on the 05.05.2017, the premises then became known as Glenard Farm and subsequent equestrian development has been allowed under DC/19/1121 for the erection of a single storey side extension and detached garage permitted on the 05.08.2019.

It is therefore considered that the proposed use of the site would be appropriate in this location and would accord with Policies 26 and 29 of the HDPF and Policy 1 of the Woodmancote Neighbourhood Plan.

The proposed covered horse exercise area is considered to be appropriate development within the rural context of the countryside and as such are considered to be acceptable in principle subject to a thorough assessment against all other relevant policies within the HDPF.

Design and Appearance:

Policies 32 and 33 of the HDPF seek to ensure high quality and inclusive design for all development in the district and ensures that it will complement locally distinctive characters and heritage and that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, is locally distinctive in character, respects the character of the surrounding area, and uses high standards of building materials, and finishes.

WNP Policy 3: Design states that '*The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings, and is appropriate to the plot size. In the areas adjoining the South Downs National Park, proposals will be supported that avoid any detrimental effect on its landscape and scenic beauty. Development proposals will be expected to demonstrate they accord with [point 1 refers] the use of high quality, local vernacular building materials and finishes;*'

The proposed covered horse exercise area located adjacent to the existing outdoor sand arena to the south of the existing complex of residential and equestrian development within the site is considered to be appropriate equine facilities within the countryside, and would be viewed in the context of the existing equestrian use of the land, including associated buildings and structures in close proximity. The size and scale of the development is appropriate when considered in relation to the stables as previously granted on site, and the overall equestrian activities and existing authorised development on the site.

The boundary of the site comprises mature trees and hedging to the west, east and southern boundaries of the application site and as such there is some natural screening between the application site and the nearest neighbours.

The nearest neighbours to the site are Southwood House, and Paynesfield North to the east and Grendon House Stud to the north approx. 60m away from the nearest (eastern) elevation of the proposed covered horse exercise area. The expansion of the equestrian site within the application site to include the indoor covered exercise area above is not considered to result in a development or level of activity that would result in any appreciable harm to neighbouring amenity, particularly with regards noise and disturbance to local residents above those equestrian activities which currently exists on the site. The proposal would be viewed in the context of an equestrian use of the land, with a stable block to the north and the existing outside exercise area which the proposed covered exercise area would adjoin. It would not be unusual for a covered horse exercise area to form part of an equestrian development. It is considered that there is sufficient separation distance (approx. 88m to the nearest residential dwellings to ensure that there would be no loss of private amenity arising from the activities that take place on the site which already have authorised use for equestrian purposes.

The proposed covered horse exercise area, when viewed in conjunction with wider equestrian use of the site, is considered appropriate to the countryside location and would not appear out of keeping with the surroundings. The proposals are considered to be of an appropriate form and finish and in conjunction with the existing screening to the surrounding boundaries and public highway and with nearby residential properties would not appear either unduly prominent or incongruous within the rural landscape character of the area. As such, the proposal is considered to accord with Policies 25, 32 and 33 of the Horsham District Planning Framework (2015).

Impact of Neighbouring Amenity:

Policy 33 of the HDPF states that development should, amongst other things, respect amenities of neighbouring properties and the locality.

Private Amenity
It is not considered that the proposals would result in any increase in activity above that which already exists, other than during the construction phase which would be temporary. It is considered that the proposed development would not result in any significant or appreciable harm to private amenities of nearby residential occupiers.

Visual Amenity
The design and location of the proposed covered horse exercise area is considered to be acceptable and appropriate for the countryside location and in keeping with the existing use of the land for equestrian purposes. The proposed covered horse exercise area is set well outside the 15m buffer zone of the Ancient Woodland and there are no impacts on the amenity of the Ancient Woodland.

PROW 2534 runs north-south, and is approximately 260 metres from the site. The site is not visible from along this track due to existing topography and the trees/hedging which feature extensively beside the path itself and also around intervening field boundaries. The proposed covered horse exercise area would have some limited impact on views from the PROW 2537 across the field towards the Ancient Woodland comprising a public footpath that runs at the northern edge of the existing outdoor exercise area, the proposed covered horse exercise area will run past the northern gable-end elevation of the proposed building, however there is no encroachment on the footpath. The loss of views is limited to views from within the field itself given the existing boundary screening, and given that the presence of an equestrian related buildings are in themselves considered acceptable in principle within a countryside setting and given the existing equestrian related activities that take place in this area, it is considered that

the proposed development would not result in any significant or appreciable harm to visual amenities subject to the imposition of a suitable landscaping condition to require additional planting on the eastern edge of the building in order to soften the built form from PROW users travelling from the east.

The proposals are considered to accord with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Highways Impacts:

Policy 40 of the Horsham District Planning Framework states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district. Policy 41 of the Horsham District Planning Framework states that development that involved the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere. Adequate parking facilities must be provided within the developments to meet the needs of the anticipated users.

Chapter 9 of the NPPF sets out the Governments aspirations for the promotion of sustainable transport, and details how the transport and highways implications arising from the development proposals should be considered in planning terms. Paragraphs 116 of the NPPF are particularly relevant when assessing the appropriateness of a proposal in highway terms. Paragraph 115 requires that appropriate opportunities to promote sustainable transport modes should be considered, and that safe and suitable access to the site can be achieved for all users. In addition, it requires that any significant impacts from the development on the transport network or on highway safety can be effectively mitigated.

West Sussex County Council Highways have been consulted and have advised that they do 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, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

The application is therefore considered to accord with Policy 41 of the Horsham District Planning Framework 2015 which states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users.

Trees and Landscape

Policy 31 of the HDPF requires development to maintain or enhance the existing network of green infrastructure and states that proposals which would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss and ensures that the ecosystem services of the area are retained.

Policy 25 of the HDPF states that the Natural Environment and landscape character of the district, including the landscape, landform, and development pattern, together with protected landscapes and habitats will be protected against inappropriate development.

The Council's Landscape Consultants have been consulted and confirm that PROW 2537 is the only transient receptor which offers views of the proposed development. They agree that additional planting will only reduce some visual impacts owed to the limited existing available views from the neighbouring PROW and B2116 Henfield Road. Additional planting on the eastern edge of the building would contribute to softening the built form from PROW users travelling from the east and have therefore suggested that a landscaping condition be imposed to secure details of the hard and soft landscaping works.

The proposed development lies outside of the Ancient Woodland 15m buffer zone leading to no impact arising from the development on the ecological interest of this woodland.

Subject to the imposition of conditions, it is considered that the proposals comply with Policies 25 and 31 of the HDPF 2015.

Ecology:

Policy 25 of the HDPF seeks to preserve the Natural Environment and Landscape Character and to protect biodiversity, whilst seeking net gains in biodiversity where possible. Policy 31 of the HDPF (2015) states that development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites.

The Applicants have submitted a Preliminary Ecological Appraisal (eas Ltd, July 2024) relating to the likely impacts of development on designated sites, protected and priority species & habitats and identification of appropriate mitigation measures.

The Council's Ecology Consultants have advised that they are satisfied that there is sufficient ecological information available to support determination of this application and that they have no objections on ecological matters.

Mitigation measures identified within the Preliminary Ecological Appraisal (eas Ltd, July 2024), include protection measures for reptiles during site clearance; compensation for loss of grassland and habitat and the bund, to be provided onsite through soil excavation to create a new bund elsewhere; considerate bat sensitive light plan if lighting required; native planting only (no non native and invasive species such as cherry laurel to be used); contact Natural England if protected species previously to identified is identified during construction.

Enhancement measures include, topsoil stripping, the sowing of yellow rattle and the control and reduction of highly competitive species such as nettles and dock. Nesting features for birds and bats.

This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures for protected species identified in the Preliminary Ecological Appraisal (eas Ltd, July 2024) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality.

The ecologist also supports the proposed reasonable biodiversity enhancements for protected and Priority species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework. The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Strategy and should be secured by a condition of any consent. This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended). Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013. We recommend that submission for approval and implementation of the details below should be a condition of any planning consent.

Great Crested Newts

The application site is located in a red impact risk zone for Great Crested Newts and as this indicates highly suitable habitat is present in the surrounding landscape. Given that there are 14 ponds within 500m of the application site boundary, the closest being 105m southeast of the proposed development boundary, Nature Space Partnership has advised that a survey of ponds within 250m of the proposed development boundary is required, or alternatively the Applicants were advised to consider using the District License Scheme. The Applicants applied through the Naturespace District Licensing Scheme and have received the relevant certificate to cover the works under the District Licensing Scheme.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions)

Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has submitted a Biodiversity Metric which demonstrates a 11.67% net gain is achievable by way of onsite biodiversity gains.

The revised proposals include removal of modified grassland in poor condition which is all on-site (the red line boundary has been amended to include all previous off-site provision of BNG). This would result in the baseline (i.e., the red line boundary) including 0.389ha of modified grassland in poor condition, with 0.189ha lost and 0.2ha to be enhanced to good condition. This results in a net change of 0.09 biodiversity units and a 11.67% net gain. Therefore, this is now considered non-significant on-site BNG, and does not need a legal agreement to secure for 30 years, but rather just a Biodiversity Gain Plan to discharge the general BNG condition as well as a LEMP/HMMP condition to secure for 5 years.

The proposed biodiversity enhancements which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 193[d] of the National Planning Policy Framework are supported by the Council's Ecology Consultants. It is advised that the identified enhancement measures should be outlined within a Biodiversity Enhancement Layout and LEMP/ HMMP should be secured by a condition of any consent for discharge prior to slab level. Subject to conditions to secure the improvements the impacts of the development will be minimised so as to make the development proposals acceptable.

The proposal is considered to be in accordance with Policy 31 of the Horsham District Local Plan (2015) subject to the imposition of suitable conditions to secure ecological and biodiversity enhancements.

Water Neutrality:
The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The applicants have addressed water neutrality in their supporting document (submitted Dec 2024), where it is advised that '*there will be no new water supply to be installed to the site and no increase in existing supplied water usage at the property as a result of this proposal' and that 'The building proposed is for the exercise and training of horses – the horses and their riders/handlers will enter the building solely to undertake exercise and training. The horses will not be housed in the building, nor will they be watered from the building and there will be no alteration in their watering requirements generally. There is similarly no impact for human water usage'*.

Your officers accept that there would be no water demand arising from the proposed development.

There is no clear or compelling evidence to suggest the nature and scale of the proposed development 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 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Drainage and Flood Risk:

Policy 38 of the HDPF is designed to ensure development adapts to the likely changes in the future climate and flood risk is not increased.

An interrogation of the Environment Agency flood maps demonstrates that in terms of surface water there is a very low yearly chance of flooding. The site is located within an area that has less than a 0.1 percent annual chance or risk of flooding from surface water extent. In terns of fluvial flooding there is a very low chance of flooding. The site is located within an area that has less than a 0.1 percent annual chance or risk of flooding from river of sea flooding. Flooding from groundwater or reservoirs is also advised as being unlikely.

The applicants have addressed drainage and flood risk in the supporting documents - Proposed Covered Horse Exercise Area Plan (Charles Britton, 24/06/2024, Reference: TQRQM24176125717810 / 16395 and Response to queries raised in Consultation Process (Reference: 16395 (Support/Rev.1) Dec 2024.

In regard to drainage matters, it is advised that '*rainwater will be collected from the proposed building roof area by means of standard plastic guttering and down piping, as detailed, this to be directed into a storage/attenuation tank which is to be sited beneath the building itself. From the tank the rainwater will be drawn into a riding surface watering system known as 'Leaky Pipe'. This is a network of porous, slow-drip pipes which are installed beneath the sand-based riding surface which then ensures its optimal moisture content is maintained. This is a system widely and very successfully used in the industry both in the UK and across the world. The sub-base of the riding surface will be formed of clean local stone, akin to an outdoor/uncovered arena structure – in effect itself an extensive, horizontal slow-filtration soak-away. In this way, the rainwater collected from the roof will very slowly and steadily filtrate back into the land, exactly as currently occurs in the grass paddock. This design and rainwater re-usage ensures there will be no accelerated water flows created as a result of the roof area. An over-flow from the storage tank will be furnished by means of clean local stone soak-aways which will further attenuate for any severe/torrential or extended-period precipitations as might occasionally occur'.*

The Council's Drainage Consultants have been consulted and have advised that in their opinion that more information is required as the proposals would result in an increase in impermeable area. They advise that the development proposals state that surface water would be infiltrating into the ground., and that if infiltration is proven to be unviable, then an alternative method of surface water disposal must be provided.

The Applicants have since confirmed that '*the internal floorspace of the building (free draining sand-based riding surface over clean stone subbase) is entirely permeable. The structure is in effect a c.495 cubic metres soakaway and there is no increase in the impermeable area. This is because the roof water is to be collected and fed to an attenuation tank and from there it will be steadily drip fed over this entire 1800m2 internal area via the Leaky Pipe system, thus, to slowly infiltrate into the land exactly as it does now with the additional benefit of the extensive soakaway. There will be no accelerated water flow created. The applicants have advised that the small additional square metreage referred to in the query is the short internal access track included in the plan - this is to be porous stone'.*

Your officers are of the opinion that given the permeable surface of the ground area, and the drainage system based on the 'leaky pipe', beneath the sand-based riding surface of the arena, that the drainage system as proposed is acceptable and does not require an alternative drainage system.

The proposals are considered to be in accordance with NPPF and Policy 38 in Horsham District Planning Framework and no objections are raised.

Conclusions:

The principle of the proposed development which comprises the equestrians building as a covered horse exercise area is considered to comply with Policy 26 (Countryside Protection) and Policy 29 (Equestrian Development), other matters including design and appearance, private and visual amenity; landscaping impacts; highway and pedestrian safety; ecology; water neutrality; drainage and flood risk; and BNG considerations, are all considered to be acceptable subject to imposition of appropriate conditions to secure a satisfactory development. The proposal is therefore considered to be acceptable and comply with Policies 25, 26 28, 32, 33, 38 and 40 of the HDPF 2015 and Policies 13, 15 and 16 of the Pulborough Parish Neighbourhood Development Plan July 2024.

Recommendation: Application Permitted

Conditions:

1. PLANS

2. **Regulatory (Time) Condition:** The development hereby permitted shall be begun 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-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.
   i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
   ii. 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 (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).

5. **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 specification of soft landscape works, include a schedule of species, size, density and spacing of all trees, shrubs and hedgerows to be planted.
   - Areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment.
   - Hard surfaced areas including the extent and specification, together with the type and specification of all surfaces.
   - Specification of all means of enclosure and all boundary treatments.

- Details of all external lighting (including biodiversity bat sensitive lighting scheme with provision of appropriate lighting contour plans, lsolux drawings and technical specifications based on Guidance Note: 08/23 (Institute of Lighting Professionals))

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.

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).

6. **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal (eas Ltd, July 2024) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

a) detailed designs or product descriptions for biodiversity enhancements; and
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: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended)
If external lighting is required

7. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to commencement of the development.
The content of the LEMP shall include the following:
a) Description and evaluation of features to be managed.
b) Ecological trends and constraints on site that might influence management.
c) Aims and objectives of management.
d) Appropriate management options for achieving aims and objectives.
e) Prescriptions for management actions.
f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
g) Details of the body or organisation responsible for implementation of the plan.
h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers

the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details."

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

8. **Regulatory Condition:** Access over the PROW must be available at all times and the route unobstructed; no additional gates or barriers must be added unless with the written agreement by way of an application to the Council in this regard.

Reason: To ensure adequate pedestrian access via the PROW is available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

9. **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank, or public Holidays.

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

10, **Regulatory Condition:** No external lighting or floodlighting shall be installed other than any approved under condition 5 above.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11. **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in section 4 of the Preliminary Ecological Appraisal (eas Ltd, July 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This will 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: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

12. **Regulatory Condition:** The development hereby permitted shall only be used for private equestrian purposes only and shall not be used for or in connection with any form of commercial use.

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).

Biodiversity Gain Condition to be applied.

NOTE TO APPLICANT

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/24/1487
(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
Supporting Docs		16395 REV 1	20.12.2024
Block plan		NONE	26.09.2024
Supporting Docs	BNG Metric	NONE	06.01.2025
Supporting Statement	BNG Report	NONE	26.09.2024
Design & Access Statement		NONE	26.09.2024
Elevation & Floor plan	Proposed	16395-3	26.09.2024
Layout plan	Proposed	16395-4	26.09.2024
Supporting Docs	Preliminary Ecological Appraisal	NONE	26.09.2024
Location plan		REV 1	20.12.2024

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 21.05.2025

Authorising Officer sign/initial Adrian Smith Date: 27/05/2025