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Your Ref: DC/24/1697
Our Ref: 10686-hc

10 March 2025

For the attention of Halima Chowdhury
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 "GB

Dear Ms Chowdhury,

Site: **Springvale Field Stables, Woodland Lane, Colgate, West Sussex, RH13 6HU.**
Application: **DC/24/1697**
Proposal: **Replacement of the temporary dwelling with a permanent two storey rural workers dwelling and construction of an all weather equestrian sand school.**

Thank you for your instruction dated 6 March 2025 requesting Reading Agricultural Consultants Ltd (RAC) comments on the above planning application.

In preparing this desktop response I have had regard to:

- the application form and associated plans;
- a previous application DC/24/0193 *'Replacement of the temporary dwelling with a permanent two storey workers dwelling and construction of an all weather equestrian sand school'*. Refused by the Council, 19/09/2024.

1. RAC would note that the Council's decision to refuse and permit DC/24/0193 is stated as:

   "Insufficient information has been provided in a robust and detailed private water supply management and maintenance details plan to demonstrate to the satisfaction of the Local Planning Authority that future occupiers of the proposed development would not be adversely impacted by contaminated water. As such, insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraph 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species)".

2. RAC was instructed by the Council (27 March 2024) to provide an independent appraisal of planning application DC/24/0193. In its appraisal (9 April 2024 RAC Ref: 10370-kt) RAC concluded the following:

    - "*The applicant has an established and developing equestrian enterprise at Springvale Field Stables.*

    - *The Council have previously permitted the siting of a temporary rural workers dwelling and its permanent retention at Springvale Field Stables. The Council in permitting this development have accepted that there is an essential need for a full-time residential worker to live on site.*

    - *RAC would note that the erection of a permanent rural workers dwelling to be occupied by the applicant who works full-time in the business will therefore continue to meet that essential need for a full-time rural worker to live on site to manage and ensure that the welfare requirements of the applicant's and clients horses stabled or at grass at Springvale Field Stables are not compromised.*

    - *RAC had previously noted the applicant's financial accounts and business plan demonstrated the equine business to be profitable and sustainable.*

    - *The applicant as part of this application proposes to construct an all weather sand school measuring 40m x 25m. RAC has appraised the need for the sand school and concludes that it is of a modest size and an important and beneficial equestrian facility that will support the applicant's equestrian enterprise.*

    - *The applicant's proposal for the replacement of the temporary dwelling with a permanent rural workers dwelling and the construction of an all weather sand school and all weather access track is considered compliant with national and local plan policy".*

3. RAC would note that in the Officer's Delegated Report under section Planning Assessment – Principle of development it states the following:

    "The application site benefits from an originally temporary planning permission for the rural worker dwelling located on the site under planning reference DC/19/1305. Permanent planning permission was granted under DC/23/0661 for the 2 bedroomed unit previously approved as a temporary dwelling. Through the granting of DC/23/0661 it has been accepted that there is a continuing established essential need for an on-site resident rural worker to be readily available at most times at Springvale Fields Stables.

    The proposed dwelling replacement is a substantially larger construction but will be viewed in context of the existing stable building and largely occupies the same footprint of the existing house.

    It is considered that there is a continuing essential need for a full-time rural worker to live on site to manage and ensure that the welfare requirements of the applicants and clients horses stabled or at grass at Springvale Field Stables are not compromised. The essential need is provided by the Applicant, and it has been demonstrated that the business is sufficiently viable to support a permanent dwelling. As such, the principle of the permanent retention of the rural worker dwellings has been accepted, and the replacement of this dwelling with a larger permanent family dwelling in its place subject to all other material considerations is also accepted.

    The sandschool is proposed to compliment and improve the existing equestrian facilities on the site. The presence of a sand school is commensurate with the existing uses on the site

with a clear relationship to the adjacent equestrian facilities. No additional stable accommodation is proposed which will remain as existing in the stable building further north.

It is considered, given the nature of the existing use, that the development would not result in an overall increase in activity on the site, or any additional movements from the access over and above the existing arrangement. The principle of development is therefore considered acceptable, subject to detailed considerations".

4. RAC would comment that there has been no change to the details of functional and essential need for a rural worker to live on site at Springvale Stables with this application DC/24/1697 compared to the comprehensive details submitted with the previous refused application DC/24/0193.

5. The Council has accepted that there is an essential need for a full-time rural worker to live on site at Springvale Stables.

6. RAC would conclude that the applicant's planning application is compliant with National and Local Plan Policy.

I trust these comments are helpful in your deliberations.

Yours sincerely,



Alan Bloor