



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/20/1205

Pemberley, Copsale Road, Maplehurst, Horsham, West Sussex, RH13 6QY

DESCRIPTION:

Construction of stables and sand school

RELEVANT PLANNING HISTORY:

DC/19/2117	Conversion of barn to a two bedroom single storey live work dwelling	Application Refused on 24.01.2020 Application Dismissed at Appeal
DC/04/1463	Erection of building comprising 6 stables, 2 tack rooms, store and storage area for hay, straw and machinery	Application Permitted on 31.08.2004

SITE AND SURROUNDS

The application site is located outside the built up area and within a countryside location, to the north of Copsale Road. The surrounding area is predominantly rural in nature with some residential properties located along the road. The site is accessed from Copsale Road via a private track.

The application site comprises an open field located to the south of an existing timber-clad stable building which was granted planning permission in 2004 under application DC/04/1463. Planning permission, DC/19/2117, was recently refused and dismissed at appeal for the conversion of the existing stable building to a residential dwelling. This was on the basis that the residential development did not provide a suitable location for housing having regard to its position within the countryside and its accessibility to services and facilities, thereby conflicting with policies 1, 2, 3 and 26 of the HDPF.

DETAILED DESCRIPTION

The application seeks planning permission for the construction of a stable building and sandschool:-

- The proposed stable building would be located to the south of the existing stable building and to the north of Copsale Road. The development would comprise a 'U' shaped building with a floor area of 243sq.m. Internally the stables would incorporate seven stables (3 foaling stables and 3 standard stables), a feed store, a haystore, a tackroom, a kitchen and a W/C and shower room.
- The proposed sandschool would be situated to the east of the proposed stable building and would measure 60m in length by 30m in depth. The sandschool would be enclosed by 1.1m high post and rail perimeter fencing with a gate at the western end. The base of the sandschool would comprise compacted hardcore with a permeable membrane above and 150mm fibre/wax sand screed surface. The sandschool would include 100mm perforated land drainage pipes within the sub-base.

During the consideration of this application, an additional supporting Equestrian Statement and amended plans have been submitted. The amended plans have made the following changes:

- Increased roof pitch of stable building
- Dark weatherboarding and indicative roof tile colour shown on plans
- Screening of hedges to the South, west and east of development
- Stables recessed nom.500mm into slope to lessen the visual impact.

It is stated within the Equestrian Statement that the proposed development is for personal private equestrian facilities for breeding and training dressage and show jumping horses. The Applicant currently owns three horses, is looking to purchase a fourth horse and plans to breed foals on the site. The Equestrian Statement sets out that the total of the horse's post breeding would be seven, comprising one gelding, three mares, three foals. Within the Supporting Statement the Applicant advises that it is the intention to train and keep the foals for her personal enjoyment and competition.

It is stated that the existing stable building to the north-west within the control of the Applicant is no longer of an appropriate size to accommodate the Applicant's horses in accordance with British Horse Society standards. The proposed stables would meet the requirements for the safety of horses and humans on site in terms of stable size, air flow, husbandry space and drainage of the stables for sanitation.

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 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 30 - Protected Landscapes
 Policy 31 - Green Infrastructure and Biodiversity
 Policy 32 - Strategic Policy: The Quality of New Development
 Policy 33 - Development Principles
 Policy 34 - Cultural and Heritage Assets
 Policy 35 - Strategic Policy: Climate Change
 Policy 38 - Strategic Policy: Flooding

Neighbourhood Plan: Nuthurst Neighbourhood Plan 2015-2031

Policy 1: A Spatial Plan
 Policy 10: Housing Design
 Policy 14: Green Infrastructure & Biodiversity

Nuthurst Parish Design Statement

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 Landscape Architect: (*Comments on original submission*) Comment. The preference is for a building that more closely resembles a traditional Sussex rural building complex rather than this standardised and modular stabling design and would encourage the applicant to revisit the design as this would help better integrate the building into the landscape and character of the area.

A key difference between the proposed stable location and existing building on site is the topography. The existing sits more unnoticeable behind the hedgerow and on much lower ground, this new building will be more prominent in the landscape and setting of the listed building.

The site sits on the landscape character area known as M1 Crabtree and Nuthurst Ridge and Ghyll Farmlands as described in the Horsham District Landscape Character Assessment. The sensitivity to change is high reflecting the many landscape qualities of the area and locally visually prominent topography.

The landscape planning guidelines encourage the conservation of the strongly rural unspoilt character, conserve the strong pattern of woodland, shaws and hedgerows through coppice management, planting and natural regeneration and encourage the planting of tree groups around modern farm buildings.

Having visited the site and surroundings and considering the wooded character of the local landscape character area the site sits in, it is considered that there is potential to mitigate to some extent the incongruous nature of the proposed building by introducing tree planting and new hedgerow to formalise and strengthen the field boundary but also to reflect the guidelines and conserve the strong pattern of woodland seen in the area.

There are a few public rights of way in the area, the closest being prows 1812 and 1813 running to the south of the site in a north-south direction. However, due to topography and intervening vegetation, views towards the site are not available. These are only obtainable from Copsale Road.

A development of this nature is likely to give rise to activity in the countryside (reduce tranquillity) but subject to appropriate design and mitigation measures this could be considered to not significantly affect the tranquillity experienced in the area, given the site's proximity to Copsale Road and adjacent ribbon development.

(Comments on Amended Plans): Comment. This greatly helps to reduce the harm experience from the road, as in FFL being 3m below road level, which means it will be mostly the roof that is visible. The amended plan shows that the planting has been extended but we would still need the planting plan or to secure this by condition.

HDC Conservation:

(Initial Comment): Comment. The proposed stable building and sand school will be conspicuous addition within the setting of the listed building. There has been some attempt at creating some architectural interest but this appears forced and the building remains relatively utilitarian. I would prefer to see a building that more closely resembles a traditional Sussex rural building complex rather than this standardised and modular stabling design. However, it will be possible to understand and appreciate the listed building in its immediate setting without visual reference to the proposed development. If there is any harm to the wider setting of the listed building then this will be at the lowest end of less than substantial. I imagine that the public benefit of supporting rural activities could be deemed to outweigh this harm.

(Comments on Amended Plans): Comment. Conditions recommended.

HDC Environmental Health: Comment. Conditions recommended relating to land contamination, hours of construction/deliveries, importation of soil, no burning or materials, scheme for disposal of horse waste, no flood lighting, no plant/machinery and no amplified sound.

OUTSIDE AGENCIES

Reading Agricultural Consultants: *(Initial Comment):* Comment. The Supporting Statement does not confirm the number of horses stabled or the amount of hay/straw to be stored within the building and therefore RAC is unable to conclude whether the proposed Stable Building is of an appropriate size for the equestrian activities proposed to take place at Pemberley.

RAC would note, a 40m x 20m sand school is suitable for novice dressage, a 60m x 20m for advanced dressage and a minimum width of 25m for showjumping. The proposed sand school will measure 30m x 60m and will be located to the north east of the proposed stabled block.

RAC considers the sand school an appropriate equestrian facility however the size of the school at the application site has not been justified. There is very limited information on the equine activities taking place at the application site.

Overall RAC would accept that the proposed replacement stable building and sand school are an appropriate equestrian facility. In such circumstances it would be compliant with Paragraph 83 of the NPPF and Policies 20, 26 and 29 of the Horsham District Planning Framework.

RAC considers that further information is required regarding the nature of the applicant's horse breeding and training enterprise at the application site in order to assess whether the facilities are reasonably justified and are of an appropriate size.

(Comments on Additional Supporting Equestrian Statement): Comment:-

- The applicant has confirmed that the equestrian facilities will be for personal use and private breeding and training of dressage and show jumping horses, with cross country schooling taking place off site.
- The applicant currently owns three horses, two of which are mares that the applicant hopes to breed from and the third is a youngster. The applicant hopes to purchase an additional broodmare.
- The applicant's intention is for the three broodmares to be bred (covered) with the sire of her young gelding (currently at 17.2hh and still growing). It is expected that by using the same sire, the future progeny to be bred at Pemberley will also result in large horses.
- RAC considers that the seven stables proposed are an appropriate number based on the applicant's intention to breed with her three broodmares. It will enable sufficient stabling for the gelding, three broodmares and three foals/youngsters bred on site. The stables are considered to be of an appropriate size for the horses to be stabled.
- The applicant has confirmed that she intends to breed and keep the horses for her personal enjoyment and competition. However, there may be occasions which required the sale or purchase of horses due to circumstances such as a horse not being suitable for training and competition or illness, death or injury to a horse.
- The applicant notes that bedding shavings and hay would be purchased in bulk with the seven horses requiring 364 bags of shavings and 14 large hay bales per year. The applicant will have the shavings delivered six times a year and hay delivered three-four times a year. RAC considers these requirements acceptable and therefore the storage area allocated for hay and bedding within the stable complex of an appropriate size.
- RAC considers the provision of a toilet, shower and kitchen are an appropriate facility on a private competition and equine breeding yard. The applicant lives 11.5 miles from site and does not have access to such facilities on site.
- RAC considers that a sand school measuring 30m x 60m is of an appropriate size for exercising the applicant's horses and training disciplines such as dressage and show jumping. It provides adequate space and a safe turning area for horses with a large stride.
- Overall RAC would accept that the proposed replacement stable building and sand school are justified and are an appropriate equestrian facility. In such circumstances it would be considered compliant with Paragraph 83 of the NPPF and Policies 26 and 29 of the Horsham District Planning Framework.

Parish Comments:

(Initial Comments): Nuthurst Parish Council: Objection.

- The existing and proposed stabling is excessive for one person's leisure use.
- Would change the use of the site from personal use to a commercial business, including four foaling stables and a large sand school. The applicant should have applied for permission for a commercial equestrian business, including a stud farm and horse training facilities.
- Not a sustainable site for a commercial business.
- No attempt to re-configure the existing barn/stable block (which has 7 stables) to make it appropriate for the applicant's horses.
- Sporadic development in the countryside.
- Proposed stable block is not "essential" as there is already a barn/stable block that could be converted to provide for the applicant's needs.
- Inappropriate scale and excessive, would cause material harm to the character and visual amenities of the rural area.
- The applicant has not stated what will happen to the existing barn/stable block.
- The proposed sand school (60m by 30m) appears excessively large for training and exercising horses that are kept for personal use.
- Has an unacceptable adverse effect on the setting of Sheepwash Farm, a grade II Listed Building.

(Additional Comments on Amended Plans): Nuthurst Parish Council: Objection.

- The applicant's intention is to change the use of the site from one of personal use to a commercial business. The applicant should have applied for permission for a change of use to a commercial equestrian business, including a stud farm and horse training facilities.
- Additional traffic movements from equestrian professionals on narrow country roads would cause highway hazards
- No provision for vehicular access to the stable block and no provision for vehicle parking.
- Will generate excessive noise and smell
- The proposed recessing of the stable block and planting of hedging/trees will only provide marginal mitigation of the adverse effect on the Grade II listed Sheepwash Farm.

Representations:

A total of 11 letters of objection from 6 separate households have been received. The comments are summarised below:

Original Comments:

- Overdevelopment of site
- Development would have a negative impact on the listed building at Sheepwash Farm
- Sporadic development in the countryside
- Visual impact on the rural character and amenities of the area
- Impact to neighbouring amenity of residential property to the south-west
- Proposed stable block is not "essential" and fails to meet policy 26 of HDPF
- It is of an inappropriate scale
- The existing stable building should be re-used and adapted
- By virtue of its size it is excessive for recreational use
- Highly visible from the public right of way for the length of the field's boundary with Copsale Road.
- The applicant has not stated what will happen to the existing barn/stable block.
- The proposed application makes no mention of what will happen to the existing stable building.
- It will lead to an increase in the overall level of activity on the site.
- It destroy the landform of the setting.
- Breeding horses is a commercial enterprise and would substantially increase traffic, visitors and heavy vehicles for which Copsale Road is not suitable.
- Drainage concerns

Additional comments of objection received on amended plans and statement:

- The Applicant has stated that she cannot guarantee that the sale and acquisition of additional horses will not be a factor in the level of activity on the site. It is considered that breeding and the subsequent sale and exchange of horses will constitute a significant level of activity on the site.
- 7 horses on the site will not result in quiet and informal personal recreational use. Will conflict with policy 26 of the HDPF
- No justification as to why the proposed stable cannot be sited in the position of the existing stable which could be demolished.
- The amended plans fail to indicate the true topography of the site, they give no measure of the gradient of the land. There is no true 'slope' in the topography of the field in which to recess the proposed building
- Topography changes will negatively on the drainage and environmental aspect of the site, but also on the amenity of the rural character of the area and neighbouring properties.
- Changes to the design of stables does not meet the Conservation Officer requirements and amendments to the architectural design should more closely reflect the local vernacular.
- Development of this scale and the associated increase in the level of overall activity on the site will impact adversely on the amenity of the neighbouring properties.
- Noise & Pollution
- Unsafe access to site

A total of 12 letters of support from 10 separate households have been received. The comments are summarised below:

Original Comments:

- Current stables are not large enough to meet physical, mental and safety needs of Applicant's horses
- Current stables do not meet industry standards for horses
- Would be an asset to the area and property
- Enhancement to the local economy through the provision of jobs for builders
- Not visibly prominent from the road
- In keeping with the local landscape
- Development would be for personal equestrian use and not for a commercial enterprise

Additional comments of support received on amended plans and statement:

- There are many equestrian properties of varying scale & design are visible from the road
- Will enhance the area and help support the management of the countryside
- Enhance the rural environment

HUMAN RIGHTS

Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.

PLANNING ASSESSMENT

Principle of Development:

Policy 29 of the HDPF states that equestrian related development will be supported provided that the proposal would be appropriate in scale and level of activity, in keeping with its location and surroundings, and where possible well related to existing buildings; and the bridleway network.

In this countryside location, the proposal is also considered against Policy 26 of the HPDF which protects the countryside against inappropriate development unless it is considered essential and appropriate in scale; whilst also meeting one of four criteria. This criteria includes supporting the needs

of agriculture or forestry, enabling the extraction of minerals or the disposal of waste, providing for quiet informal recreational use, or enabling the sustainable development of rural areas.

Equestrian uses and equestrian related development is generally considered to be acceptable use within the countryside provided that it is considered to be of an appropriate scale and level of activity to its countryside location. Equestrian use for personal use can be considered as providing an informal recreational use in terms of policy 26 of the HDPF. The Applicant has advised that the proposed development would be for personal equestrian use.

Policy 29 of the HDPF requires it to 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. It is noted that there is an existing stable building to the north of the application site which was permitted by the Council in 2004 and is within the Applicant's ownership. The existing stable building contains 7 stables and two stores in one half of the building and an agricultural store in the other half. The site is located within close proximity to a Public Right of Way located on the opposite side of Copsale Road to the north-west of the site.

The Design & Access Statement states that the existing stables are not of an appropriate size to accommodate the Applicant's horses in accordance with British Horse Society standards. Letters of support have been submitted from a Farrier, an Equine Veterinary Doctor, Horse Physiotherapist and a Horse Instructor which confirm that the existing stable sizes (11x11ft) are too small for one of the Appellant's larger horses (a 17h warmblood) and the stable roof struts are too low, causing potential hazards for the husbandry of equines. It is stated that a horse must be able to stand at any angle with the ability to have full extension of head through to back and at least 4ft minimum available space on all sides. Therefore the Applicant's 17h horse would need a minimum stable size of 14 x 14 ft. A horse needs to be able to turn without neck and rib cage congestion, extend both fore and hind legs in stretch and roll without being cast. If there is not enough space it is possible for a horse to get stuck against a wall which would cause health problems for the horse. Taking into account the supporting letters from equestrian specialists, it is considered that the existing stable building would not be of adequate size to maintain the health needs of the Applicant's horses and therefore a replacement stable building can be considered subject to compliance with Policy 29 and other local planning policies.

During the consideration of this application and following the initial comments made from Reading Agricultural Consultants (RAC) an additional Equestrian Supporting Statement has been submitted. The Applicant has confirmed that the equestrian facilities would be for personal use and private breeding of horses along with the training of dressage and show jumping horses, with cross country schooling taking place off site. The applicant currently owns three horses, two of which are mares that the Applicant hopes to breed from and the third is a youngster. The applicant hopes to purchase one additional broodmare. The applicant's intention is for the three broodmares to be bred (covered) with the sire of her young gelding (currently at 17.2hh and still growing). It is expected that by using the same sire, the future progeny to be bred at Pemberley will also result in large horses.

The Council's Agricultural Consultant (RAC) considers that the proposed stable building is of an appropriate scale based on the Applicant's intention to breed with her three broodmares. It would enable sufficient stabling for the gelding, three broodmares and three foals/youngsters bred on site. The applicant has confirmed that she intends to breed and keep the horses for her personal enjoyment and competition. However, there may be occasions which require the sale or purchase of horses due to circumstances such as a horse not being suitable for training and competition or illness, death or injury to a horse.

On the basis of the information submitted, it is considered that the proposed stable building which would be used for the Applicant's personal use for the stabling of her seven horses would not be of a scale or result in a level of activity that would be excessive or inappropriate within this countryside location. In relation to the breeding of the horses, it has been stated within the Supporting Statements that the Applicant intends to keep the foals for personal use.

It is noted that the existing stables falls outside the red edged application site and there is the potential for additional horses purchased or breed on the site to be kept on the wider site in the future. The Agent has confirmed in writing to the Council that the existing stable building would be retained and

remain as a machinery store for the equipment to maintain the land. It should also be noted that the existing stables are subject to a condition attached to consent DC/04/1463 which requires them not to be used for any commercial purposes. Taking this into account, it is considered that there would be restrictions attached to this consent and the existing stable building which restricts any commercial equestrian use of the stable buildings which would mitigate any harmful impact on the countryside in terms of the scale or level of activity associated with commercial equestrian use.

The stable building includes the provision of a shower room with WC and a kitchen within the proposed stable building. The Applicant states that these are essential facilities for her health, sanitation and sustenance as she spends long periods at the site and resides 11.5 miles distance away. RAC considers the provision of a toilet, shower and kitchen are an appropriate facility on a private competition and equine breeding yard.

The proposed sandschool would measure 30m x 60m and is considered to be of an appropriate size for exercising the Applicant's horses and training disciplines such as dressage and show jumping. The RAC confirm that this would provide adequate space and a safe turning area for horses with a large stride. The proposed sandschool would provide for year round exercising and riding of the horses and provides a safe and appropriate surface on which to school and jump horses.

The Equestrian Statement confirms that bedding shavings and hay would be purchased in bulk with the seven horses requiring 364 bags of shavings and 14 large hay bales per year. The Applicant would have the shavings delivered six times a year and hay delivered three-four times a year. The Council's Agricultural Consultant considers these requirements acceptable and therefore the storage area allocated for hay and bedding within the stable complex of an appropriate size.

It is considered that adequate supporting information relating to the Applicant's personal equestrian requirements has been submitted to demonstrate that the proposed stable building and sand school are of an appropriate scale and level of activity for private equestrian use in this countryside location. Appropriate justification has been provided as to why the existing stable building to the north cannot be reused for the storage of the Applicant's horses due to their inappropriate size. The proposed stables would be located adjacent to an existing stable building and within close proximity to a public bridleway. The siting of the development is considered to be appropriate subject to landscaping mitigation as subsequently discussed in this report. In this instance, it is considered that the proposal would comply with Policies 26 and 29 of the Horsham District Planning Framework.

Landscaping

Policy 25 of the HDPF requires 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 will support development proposals which protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.

The site sits on the landscape character area known as M1 Crabtree and Nuthurst Ridge and Ghyll Farmlands as described in the Horsham District Landscape Character Assessment. This landscape is typified by a well wooded and enclosed landscape of steep wooded ridges and ghylls. It has a strong network of small to large sized woods, shaws and hedgerows, which enclose mainly small pasture fields. As a result views are generally very confined, although there are occasional long views over the undulating ridges. Farmland ponds, hedgerow oaks and steep winding lanes are also distinctive features. The key issues experienced as having an effect on this landscape are described as the decline in coppice management of woodlands, decline in hedgerow management associated with expansion of horse paddocks and the introduction of suburban features in localised areas. The Council's Landscape Officer has commented that the sensitivity to change is high reflecting the many landscape qualities of the area and locally visually prominent topography.

There are a few public rights of way in the area, the closest being prows 1812 and 1813 running to the south of the site in a north-south direction. However, due to topography and intervening vegetation,

views towards the site are not available. The main views of the development would be from Copsale Road to the south above the hedge which lines the road.

Advice from the Council's Landscape Officer has been sought who has recommended some mitigation measures in the form of planting a new hedge to the east and south boundaries and along the eastern side of the existing access track serving the site. Existing and proposed levels were also requested to demonstrate how the building would sit in the land and the amount of earthworks required.

Amended plans have been submitted which have revised the design of the stable building, provided proposed topography levels and included the provision of a mixed native hedge to be planted to the eastern, western and southern boundaries of the development. The submitted plans show that the finished floor level (FFL) of the proposed stable building would sit 3m below road level. The proposed stable building would incorporate a ridge height of 5m and an eaves height of 2.5m. The set down level of the stable building and the proposed hedging would mitigate some of the visual impact of the development when viewed from Copsale Road. Once the proposed mixed native hedging is fully established, it is likely that only the roof of the stables would be visible above the planted natural hedge line when viewed from the road to the south. A planting plan showing the species of the proposed native hedging, planting specification and maintenance plan will be required to be submitted by planning condition.

Design, Appearance and Heritage:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Paragraph 193 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.' This follows the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'. In applying s.66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.

Policy 34 of the HDPF states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

During the consideration of this application, concerns were raised regarding the design and visual prominence of the stable building and the impact on the character and appearance of the rural area. The Council's Conservation Officer considered that the original stable building and sand school would be a conspicuous addition within the setting of the listed building. A building which more closely resembled a traditional Sussex rural building complex was preferred over the standardised modular stable design proposed. Amended plans have been submitted which have increased the roof pitch by 40degrees. The stable building has also been recessed nom.500mm into slope to lessen the visual impact. The submitted plans show indicative materials, comprising orange coloured roof tiles and dark weatherboarding.

The proposed revisions are considered to be relatively minimal and do not change the overall design of the stable building which remains as a more modern standardised stabling design. The Council's Conservation Officer has commented that 40° pitched roof is reflective of suburban vernacular and that a steeper pitch would have been preferred. However, when considered in the context of the substantial native hedge planting proposed to the south, east and to the west of the site adjacent to the access driveway, it is considered that most of the appearance of the development would be softened by the substantial boundary hedging shown on the amended plans. On balance, it is considered that the landscaping would mitigate some of the visual impact of the proposed development and avoid any harmful impact to the character and appearance of the rural area. It is considered that the stable building should incorporate a slate roof which would be better laid at the 40° angle. Details of the materials for the stable building will therefore be required to be submitted to and approved by condition.

The proposed stable building would be sited 39m to the north-east of the Grade II Listed Building, Sheepwash Farm. There is currently a hedgerow along the eastern boundary of Sheepwash Farm and intervening post and rail timber fencing separating the sites. The Council's Conservation Officer considers it would still be possible to understand and appreciate the listed building in its immediate setting without visual reference to the proposed development. Any harm to the wider setting of the listed building has been considered as at the lowest end of less than substantial harm. The public benefit of supporting rural equestrian activities within this countryside location would be considered to outweigh the harm identified.

Impacts on Neighbouring Amenity:

Policy 33 of the HDPF states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

The proposed stable building would be sited 24m from the neighbouring boundary of Sheepwash Farm and 39m from the neighbouring dwelling. As it has been stated that the stables would be used for personal equestrian use, it is not considered that the proposed development would result in a level or nature of activity that would result in harm to the amenities or sensitivities of neighbouring properties. It is therefore considered that the proposal would accord with Policy 33 of the Horsham District Planning Framework.

Highways Impacts:

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

The application stable building and land would continue to be accessed via an existing access track from Copsale Road to the south. As the proposed development has been stated to be for personal equestrian use, it is not considered that the proposal would result in a material increase in traffic to and from the site. It is therefore considered that the proposal would accord with Policy 41 of the Horsham District Planning Framework.

Conclusions:

It is considered that adequate supporting information relating to the Applicant's personal equestrian requirements has been submitted to demonstrate that the proposed stable building and sand school are required and are of an appropriate scale and level of activity for private equestrian use in this countryside location. It has been concluded, on balance, that the native hedge planting proposed would soften the appearance of the building in the rural landscape and would mitigate some of the visual impacts of the proposed development particularly when viewed from the road. On balance and on the basis of the information submitted in support of this application, it is considered that the proposal would accord with the relevant national and local policies.

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. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
Other	227	0	227
		Total Gain	227
		Total Demolition	0

Please note that 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 **Pre-Commencement Condition:** No development shall take place in relation to the stable building until samples and specifications of all external materials and surface finishes have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, full details of the hedge planting shown on Drawing No. LC01 Rev E, all hard surfacing materials and all new boundary treatments shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all proposed hedge planting, including schedules specifying species, planting size, densities, spacing and plant numbers
- Outline planting specification and maintenance plan
- Details of all hard surfacing materials and finishes
- Details of all new boundary treatments

The approved planting scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of any part of the development. Unless otherwise agreed as part of the approved landscaping, no planting 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 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).

- 5 **Pre-Occupation Condition:** Prior to the first use of the stable building hereby permitted a written scheme for the disposal of horse waste shall be submitted to and approved in writing by the Local Planning Authority. The written scheme shall include:

- Methods and frequency of stable cleaning, storage, collection and disposal methods.
- Detail of the location of storage of stable waste (muck heaps). These should not be located any closer than 30m from any neighbouring residential boundaries.

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

- 6 **Regulatory Condition:** The stable building and sandschool hereby permitted shall not be used for any 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).

- 7 **Regulatory Condition:** The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** No works relating to the construction of the development (including any deliveries or associated removal of spoil from the site) 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, unless otherwise agreed in writing by the Local Planning Authority.

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

- 11 **Regulatory Condition:** There shall be no importation of soil and other fill materials onto the development site unless the soil/fill has been certified as fit for purpose by a competent person and has been subject to analysis by an accredited laboratory to ensure that it is free from contamination.
- Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 12 **Regulatory Condition:** There shall be no burning of materials or waste on site, including stable/horse waste.
- Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 13 **Regulatory Condition:** No plant or machinery that generates, or is likely to generate, noise audible beyond the site boundary shall be installed without prior written approval from the Local Planning Authority.
- Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 14 **Regulatory Condition:** There shall no amplified sound (e.g. PA or playing of music) without prior written approval from the Local Planning Authority.
- Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 15 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than that shown on the approved plans. All such lighting shall be maintained in accordance with the approved details.
- Reason: In the interests of the amenities of the locality 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/20/1205

(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 plan	Proposed Stable Elevations	PL-02 Rev A	26.10.2020
Location & Block plan	Location & Block Plan	LC01 Rev E	17.11.2020
Floor plan	Proposed Stable Floor Plan	PL-01	26.10.2020
Plans	Proposed Sand School	PL-03	26.10.2020
Design & Access Statement	Planning, Design & Access Statement	NONE	01.07.2020



Horsham District Council

Park House, North Street, Horsham, West Sussex, RH12 1RL
Tel: (01403) 215100 Fax: (01403) 215198 (Calls may be recorded)
www.horsham.gov.uk DX 57609 HORSHAM - 6
e-mail: planning@horsham.gov.uk
Development Control

Personal callers and deliveries please come to Park North

Application Number: DC/04/1463

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Henry Smith
50 Carfax
Horsham
West Sussex
RH12 1BP

On behalf of: Mr And Mrs W Morton

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Erection of building comprising 6 stables, 2 tack rooms, store and storage area for hay, straw and machinery

Sheepwash Farm Copsale Road Maplehurst Horsham

to be carried out in accordance with Plan and Application No. DC/04/1463 (as modified by the under-mentioned conditions, if any) submitted to the Council on 06/07/2004 and subject to compliance with the conditions specified hereunder.

HEAD OF DEVELOPMENT

Date: 31/08/2004

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 Before development commences precise details of the finished floor levels of the development in relation to a nearby datum point shall be submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: To control the development in detail in the interests of amenity and in accordance with policy EDC1 of the Horsham District Local Plan 1997.

- 3 The development hereby permitted shall not exceed 4.2 metres in height measured from the immediate adjacent ground level in accordance with details of the levels of the site approved under condition 2 of this permission.

Reason: In the interests of the character and amenity of the locality and in accordance with policy EDC1 of the Horsham District Local Plan 1997.

- 4 No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with policy EDC20 of the Horsham District Local Plan 1997

- 5 The stables hereby permitted shall not be used for commercial purposes or in connection with any form of riding establishment.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with policy CS26 of the Horsham District Local Plan 1997.

- 6 No stable waste shall be burnt on the land.

Reason: To safeguard the amenities of neighbouring properties in accordance with policy EDC 19 of the Horsham District Local Plan 1997.

- 7 There shall be no more than six stables within the permitted building.

Reason: To accord with the terms of the application and to ensure the Council retains control over the use of the building.

- 8 The area of the building shown for storage for hay straw and machinery in connection with the land outlined in blue shall be used for that purpose only.

Reason: To accord with the terms of the application and to ensure the Council retains control over the use of the building.

- 9 Unless otherwise agreed in writing by the Local Planning Authority the walls of the building (structure) to be painted or treated shall be painted or treated with a paint or stain approved in writing by the Local Planning Authority within four months of erection or prior to the building being brought into use whichever is the sooner. Thereafter the building shall be maintained with the approved paint or stain.

Reason: In the interests of amenity and in accordance with policy EDC1 of the Horsham District Local Plan 1997.

- 10 No works or development shall take place until full details of all (hard and soft landscaping works) and the proposed times of planting have been approved in writing by the Local Planning Authority and all (soft landscape works) shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become 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 and in the interests of amenity and in accordance with policy EDC2 of the Horsham District Local Plan 1997.

- 11 The development hereby permitted shall not proceed until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the proposed development is satisfactorily drained.

- 12 No development shall be carried out until precise details of the proposed method of storage and disposal of manure and used bedding shall be carried out in strict accordance with the approved details.

Reason: In the interests of amenity.

- 13 The existing buildings shown cross hatched and due for demolition on the submitted location plan shall be demolished by the 31st May 2005 or thereafter upon completion of the development hereby approved.

Reason: The retention of the existing buildings together with the new building would result in the proliferation of buildings in the countryside contrary to the aims of policy CS1 of the Horsham District Local Plan 1997 which seeks to safeguard the natural beauty of the countryside.

This decision is based on the following submitted plans/documents:

Elevations Nos HS/SW 046/2 Received 6th July 2004
Proposed Plan HS/SW/046/1 Received 6th July 2004
Block Plan Received 6th July 2004
Site Plan Received 6th July 2004

Note to Applicant:

In making this decision the Council has had regard to the following policy(ies) from the Horsham District Local Plan/West Sussex Structure Plan:

G1 EDC1 CS1 CS26

REASONS FOR GRANTING PLANNING PERMISSION:

- 1 The proposal would not be obtrusive in the landscape or harmful to the visual quality of the area.

N.B. IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ENCLOSED WITH THIS FORM.