Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1787
Winterfold Farm, Wimland Road, Rusper, West Sussex, RH12 4QU

DESCRIPTION:
Erection of 1 No. self-build dwelling house for equestrian workers (to replace an existing mobile home granted planning permission under ref: DC/20/0937).

RELEVANT PLANNING HISTORY:

DC/19/0324	Retrospective application for the erection of an equestrian development comprising stables, dog kennels, manure store, hay barn, horse walker, sand school (30x50 metre) with lighting, mirror and shelter and stallion lunge pen. Provision of trackway, mobile home for welfare and overnight living accommodation	Application 31.05.2019	Refused	on
DC/19/0325	Erection of a 60 x 25m indoor equestrian arena	Application 31.05.2019	Refused	on
DC/20/0937	Retrospective application for change of use of land to equestrian and equestrian development comprising stables, dog kennels, manure store, hay barn, lighting and mirrors for sand school and lunge pen. Provision of mobile home for rural worker.	Application 09.10.2020	Permitted	on
DC/20/0939	Installation of a covered riding arena	Application 09.10.2020	Refused	on
DC/22/0071	Erection of 2no storage barns and extension to existing barn and lowering of ridge height. Erection of an indoor riding arena and outdoor viewing pavilion.	Application 06.04.2022	Permitted	on
DISC/22/0098	Approval of details reserved by condition 3 to approved application DC/22/0071 (in relation to the viewing pavilion only).	Application 26.04.2022	Permitted	on
DC/22/1304	Variation of Condition 14 of previously approved application reference: DC/20/0937 (Retrospective application for change of use of land to equestrian and equestrian development comprising stables, dog kennels, manure store, hay barn, lighting and mirrors for sand school and lunge pen. Provision of mobile home for rural worker.) Variation sought to allow for the mobile home to remain for an additional three years.	Application 23.09.2022	Permitted	on
DISC/22/0189	Approval of details reserved by condition 3 on application DC/22/0071 (in relation to the indoor riding arena).	Application 02.08.2022	Permitted	on
DISC/23/0047	Approval of details reserved by condition 3, 4, 5, 7 and 8 to approve application DC/20/0937	Application 11.04.2023	Permitted	on

DESCRIPTION OF THE SITE

The application site is located within an open and rural area, and is part of an equine holding, Winterfold Farm. Permission was first granted in late 2017 for the change of use of the agricultural land to form an equine holding, along with a stable barn and outside sand school. Following on from this, retrospective permission was gained in October 2020 for a number of works within the site, which had been undertaken without permission, along with some modification and removals of unauthorised structures. Within this consent was a temporary 3 year permission for the use of the mobile home that had been sited alongside the stable barn, for use as grooms accommodation (rural worker). It had previously been used as mess accommodation for the previous owner's family and grooms.

More recently, in April 2022, the current owners gained planning consent to consolidate further unauthorised works within the site by way of new functional storage barns and for the erection of a covered riding arena.

DC/22/1304 was granted in September 2022 for the mobile home to retain for an additional three years.

The application site is accessed off Wimlands Road via a private track, which leads to residential properties at Baldhorns Park and Baldhorns Park Farm, located to the north of the application site, with Baldhorns Park Farm being used for a stud farm / equine holding since permission was granted under DC/13/1452. The shared access track also forms a public right of way / bridleway (No.1566), with a further public footpath running east-west across the centre of the application site (No.1569).

The overall land parcel of the wider application site comprises some 9.7ha and extends up to the River Mole that runs alongside part of the northern boundary. The site is also subject to a number of trees which are subject to Tree Preservation Orders.

The proposal site is within an existing paddock,. which slopes up from the access lane, and the river Mole, in a southerly direction with the existing stables, mobile home and horse walker towards the north of the site, the arena, sand school and paddocks in between field shelters at the far south of the site.

DESCRIPTION OF THE APPLICATION

The proposal seeks the erection of a house for equestrian workers- to replace a temporary mobile home on the site.

The two storey dwelling comprises an open plan kitchen/living/dining area, utility room, office, laboratory, grooms accommodation (double bedroom with en-suite bathroom and living area), boot room, and two bedrooms, family bathroom and en-suite bathroom. The proposed dwelling has a gross internal area of 175m2 across the two floors and will be occupied by the applicants, Amy Stovold and Simon Staempfli, (rural equestrian workers).

Externally, the property is a mix of two and one storey elements finished in a mix of horizontal and vertical untreated/ silver timber cladding, designed to mimic a traditional hayloft/ granary style building with oversailing balconies and barn style features.

Permeable hard surfaces will be incorporated into the landscaping and provide access from the existing access track that leads up the hill.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth

Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 20 - Rural Workers Accommodation
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 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Rusper Neighbourhood Plan:
Policy RUS3: Design

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Environmental Health: No Objection
There are no EH concerns with this application.

However, I note that the intention is to use harvested rainwater for the washing machine. Water used for laundry purposes is classed as water for sanitary purposes and would require to be treated to a potable standard. The water neutrality statement should be amended to include provision for the diverting first flush w water for the roof to prevent contamination of the system and for treating the water supplied to the washing machine. If approved I would recommend that the following condition is applied: (Rainwater Harvesting/ risk assessment)

HDC Landscape Architect (Place Services):
30.04.2025: Comments / Objection
We acknowledge the adjustments made to the cladding and the removal of vehicle area to reduce level changes. While the visual impacts can be mitigated through the implementation of new planting, we still consider the following:

- The sitting of the proposed self-build dwelling to the paddock field to the south field not to be within the curtilage of the existing dwelling (mobile home).
- The proposals should relate sympathetically with the built surroundings and landscape. A traditional rural farm building approach would be considered more appropriate in landscape character terms instead of the proposed modern interpretation.
- The tree planting proposed to the south does not relate or integrate with the existing landscape pattern or character.

In addition, the landscaping plans under approved application DISC/23/0047, drawings AGM-WIN-B-015 A and AGM-WIN-B-014 A included woodland and tree planting, hedgerow planting within the site, and improvements to the boundary treatment to the eastern boundary combined with new hedgerow. Close board fencing has been replaced with post and wire fencing and there is a section on close board fencing remaining on site. However, we were not able to verify that the approved landscaping scheme had been implemented within the approved timescales at the time of the site visit.

If relocating the proposed new dwelling to a more suitable location is not feasible, and the application is minded for approval, we advise that it be subject to the following:

- Implementation in full of the approved landscaping scheme as per approved drawings AGM-WIN-B-015 A and AGM-WIN-B-014 A under approved application DISC/23/0047.
- Revision of the landscaping proposals under the current application DC/24/1787 to include:

The trees and hedgerow planting to the south of existing open arena retained, as per approved landscaping scheme under application DISC/23/0047.

New planting to the southern boundary of the proposed dwelling to be revised to adopt a more representative landscape feature to the Low Weald Hills LW4 LCA “Strong pattern of shaws and hedgerows.”

Omission of ornamental planting around the new dwelling.

New hedgerow planting along the entirety of the eastern boundary, including the wider site area (blue line).

27.02.2025: Objection [Summary]
Some of the key issues for the LCA I2 are localised intrusion from suburban features, expansion of paddocks and cumulative impact of small-scale change. The proposal, although not an expansion of paddocks fields as such, contributes to small scale incremental change when assessed in context with the new structures implemented within the Winterfold Farm over the years.

The proposals and its sitting within the site, as currently presented, requires considerable earthworks, introducing urbanising features and screening planting that is incongruent with the local landscape pattern, all having a detrimental effect on landscape character.

The proposals and its sitting within the site, as currently presented, requires considerable earthworks, introducing urbanising features and screening planting that is incongruent with the local landscape pattern, all having a detrimental effect on landscape character. While we recognise the need to provide

on-site accommodation, we have concerns about the suitability of the proposed dwelling in regard to its location and its indicative contemporary design and appearance.

HDC Snows Water Neutrality Officer: Comments
We note your comment that this application currently proposes an alternative water neutrality solution, but does meet the access criteria for SNOWS. Please can you update us if the details change so that we can ensure our records are up to date.

We have now added the application to the queue for SNOWS access. By consulting us with this application, you are confirming that the application meets the SNOWS access criteria (available here) and is appropriate for a Grampian condition to access SNOWS. If this is not the case, please let us know as soon as possible.

Please note that access to SNOWS cannot be secured until the scheme launches in the next few months. Once the scheme launches, we will contact the applicant directly to discuss access to SNOWS. Once we have confirmed the status of the application's access to SNOWS, we will update you.

Reading Agricultural Consultants:
13.05.2025: Compliant with national or local policy
In preparing this response I have had regard to the Equestrian Appraisal (dated February 2025) produced by Batcheller Monkhouse which comments on RAC's earlier appraisal of this application (RAC ref 10631-kt dated 13 February 2025).

I visited the site on 9 May 2025 and met with the applicants, Amy Stovold and Simon Staempfli, and David Campion of Batcheller Monkhouse and I view the application site, buildings and grazing land. At the site visit we discussed the use of the term *enterprise* by Batcheller Monkhouse in the supporting equestrian appraisal and whether the applicants were operating a private or commercial equestrian facility. We also discussed the design of the proposed dwelling and inclusion of the laboratory and grooms' accommodation.

I viewed the 16 stables within the barn and six isolation stables and at the time of my site visit there were 14 horses on site (including one stallion). These comprised 5 horses owned by Amy Stovold, 6 horses part owned by Amy and 3 horses owned by staff which are stabled as part of their employment package and the horse and staff member trained by Amy Stovold.

There are currently two grooms who reside in the temporary dwelling on site. It was explained that when Amy Stovold is away competing, she will take a groom with her and the other groom will remain on site to care for the remaining horses. RAC considers this is acceptable and is typical of horse management on many competition yards.

The grooms are currently responsible for all overnight care, however it was explained that if an emergency occurs the grooms will contact the applicants who will then travel to site from their current home (approximately 15 minutes away). The applicants explained that they have a young daughter and as such it is currently not possible for them both to travel to site during the night to respond to an emergency situation and therefore depending on the type of emergency one of them will respond and assist the grooms.

It was explained that the grooms' accommodation within the proposed dwelling would provide accommodation for a groom who will reside on site full time and Amy will use additional grooms to assist her at competitions.

There is CCTV coverage across the site and I was able to view some of the camera displays in the barn which covered the entrance, indoor and outdoor school, grazing and turnout paddocks. We discussed that CCTV is an aid however it is not equivalent or a substitute for a rural worker living on site. In addition, Amy Stovold mentioned that the CCTV allows her to ensure the grooms are safe when working on the site or riding in the schools.

The dwelling is proposed to be sited on an area of existing hardstanding which provides a view over the main yard area (comprising the stable barn, indoor and outdoor school and lunge pen) as well as being closer to the isolation stables and grazing and turnout paddocks.

The inclusion of a laboratory within the proposed dwelling was also discussed in more detail and it is understood that this will in fact be used more as an office by the applicants for the management of the horses on site. Currently all paperwork, other than the horse passports, is kept in their own home and as viewed at my site visit there is no space within the existing stable barn to provide any office area. M The provision of an office within the proposed dwelling is considered an appropriate management facility.

RAC had concerns previously regarding whether the site was being used for commercial equestrian purposes, which could be in breach of Condition 11 of DC/20/0937 and DC/22/1304, particularly as the Batcheller Monkhouse (October 2024) Equestrian Appraisal referred to the applicant's equestrian ***enterprise*** throughout. The use of the word enterprise was discussed on the site visit and David Campion explained that this word had been used as it was the phrase used within Annex A of PPS7. As such, RAC would conclude that the applicant is operating a private equestrian facility and not a commercial equestrian business from the application site and therefore no assessment of the financial accounts is required by national or local planning policy.

In conclusion, RAC considers that the applicants' proposal is compliant with national and local planning policy.

13.02.2025: Not compliant with national or local policy (Summarised)
RAC have previously accepted that there was an essential need for a full-time resident rural worker at Winterfold Farm and the Council in approving DC/20/0937 and DC/22/1304 have accepted that need and that need was provided by the temporary siting of a mobile home.

RAC accepts that the applicant's 16 horses kept at Winterfold Farm continue to require a fulltime worker to reside on site to meet the essential need.

RAC note that the proposed rural worker's dwelling provides grooms accommodation on the ground floor. The requirement for an additional worker to reside on site is unknown as to date the essential need has been met by one full-time worker residing on site. It is unknown if it is the applicants or a groom living on site in the permitted temporary dwelling has been meeting the management and essential need of the horses kept on site.

In addition, the submitted plans show a laboratory within the proposed dwelling. The purposes of this area are unknown as no reference is made to its requirement or need within the submitted documents.

Paragraph 4.3 of the Equestrian Appraisal states that *"Winterfold Farm has become an established and well equipped private equestrian establishment…"* RAC query this as paragraph 4.9 further states that the applicant brings on *"promising horses owned by private clients and sponsors*" and paragraph 4.10 continues that *"the enterprise is funded through sponsorships, support from British Dressage and fees derived from improving horses owned by third parties"* (highlighted emphasis added by RAC).

As the 2020 application by the previous owners of Winterfold Farm related to a private equestrian use on the site, there was no assessment of a business plan or financial accounts.
As the 2022 application did not address that the site was now used for commercial equestrian activities there was also no assessment of the financial viability carried out.

RAC considers that as the applicants are now operating an established commercial equestrian enterprise and therefore an assessment of financial viability is appropriate in terms of National and Local Planning Policy

No financial information has been submitted for RAC to assess against Policy 20 of the Horsham Planning Framework.

It is therefore not possible for RAC to reach a conclusion on whether the applicant's equestrian commercial enterprise is financially viable now and in the long term.

Overall, RAC considers that the applicant's proposal is not compliant with national or local planning policy.

Ecology Consultant: No Objection
We note from the Preliminary Ecological Appraisal (The Ecology Co-op, June 2024) that there are no buildings or trees onsite and we therefore agree that no further surveys for bats are required.

We understand that the woodland habitat on the northern boundary is suitable for Hazel Dormouse and there is good habitat connectivity to the wider landscape (Preliminary Ecological Appraisal (The Ecology Co-op, June 2024)). However, as the woodland will not be impacted by the works, there are no suitable habitats for this species in the footprint of the development and there are no records for Hazel Dormouse within 2km of the site, we agree that no measures to protect Hazel Dormouse are required.

As reptiles could be present onsite, we support the implementation of the Precautionary Method Statement for reptiles in Section 4.8 of the Preliminary Ecological Appraisal (The Ecology Co-op, June 2024)), which should be secured by a condition of any consent.

We are satisfied that there is sufficient ecological information available for determination of this application. We have no objections on ecological matters excluding Great Crested Newt as we have been instructed to leave comments on this European Protected Species to the NatureSpace Partnership.

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

The mitigation measures identified in the Preliminary Ecological Appraisal (The Ecology Co-op, June 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.

If external lighting is required, we support the recommendation that a Wildlife Friendly Lighting Strategy is implemented for this application (Preliminary Ecological Appraisal (The Ecology Co-op, June 2024)) to avoid impacts from light disturbance.

We also support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Layout and should be secured by a condition of any consent. Conditions recommended.

Nature Space: No comments
The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. I therefore have no comments to make at this time.

Natural England: No Objection – subject to appropriate mitigation being secured.

Southern Water: No Objection

WSCC Highways: Advice
This application seeks the erection of a self-build dwelling house for equestrian workers, to replace an existing mobile home granted permission under application DC/20/0937. WSCC in its role as Local Highway Authority (LHA) were a consultee for the permitted application DC/20/0937, raising no objections.

The site is located off Wimland Road, an unclassified road subject to a speed restriction of 40 mph. Public Bridleway no. 1566 forms part of the access road that links the maintained highway to the application site. The proposals would not be anticipated to give to a material intensification of use of the existing vehicular access point.

The plans demonstrate parking provision for at least three cars, which would be considered suitable for a dwelling of this size. On-site turning appears achievable, allowing cars to exit in a forward gear.
In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

WSCC Fire and Rescue:
The nearest fire hydrant for the supply of water for firefighting is 510 metres away- 335 metres further than the 175 distance required for a domestic premises.

Evidence required to show suitable access point for a fire appliance to attend the site to within 45 metres of all points of the dwelling, a turning facility and an access route capable of taking 18 tonne fire appliance

WSCC Rights of Way: No Objection
Access to the application site is proposed along the existing driveway that serves the site, which carries Public Bridleway 1566. Given the likely increase in conflict between vehicular traffic and walkers, cyclists and equestrians using the public right of way the Local Planning Authority is reminded to consider the impact that the development may have on the public using the bridleway, particularly during its demolition and construction phase.

The LPA should consider the need for a traffic management plan for site traffic and measures such as a 10mph speed limit for construction traffic. The Applicant is reminded that public rights take precedence over any private access rights and that site traffic must give way to the public. A traffic management plan should include appropriate signage to remind construction traffic of the need to give way to the public and to make the public aware of the risk of conflict with vehicles, particularly at the access point to the development from the bridleway.

It is understood that the application does not impact upon, or propose any alteration, to the Public Right of Way. Therefore, the Public Right of Way team offer no objection to the proposal.

PUBLIC CONSULTATIONS:
Representations:
None received

Parish Comments:
Rusper Parish Council: Objection
It was RESOLVED to object to the application as it an over intensification of the site and the council questions the wastewater disposal is as it is so close to the water course and there is no description of how waste will be managed. The council would like to see a rural workers tie condition on the property

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 20 of the Horsham District Planning Framework (HDPF) states that outside the defined built-up area, new housing for rural workers will be supported provided that: there is a functional need for the dwelling and the occupation of the dwellings is to support the established business use; and evidence is submitted to demonstrate the viability of the rural business for which the housing is required.

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. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria; support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas.

Proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead either individually or cumulatively to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located.

Policy 10 of the Horsham District Planning Framework looks at rural economic development and states: *"Sustainable rural economic development and enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities. In the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle.*

Policy 29 is concerned with 'Equestrian Development' and states: "Development for equestrian related development will be supported provided that:

> *1. 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.*
> *2. 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;*
> *3. The proposal should where possible be well related to a bridleway network".*

Paragraph 84 of the NPPF states that *"planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*

> *a. There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside…."*

The primary test set out in the NPPF and Policy 20 of the HDPF is an assessment as to whether it is essential for a rural worker to live at, or near, their place of work. An assessment of the essential need for a rural worker to live at or near their place of work requires: an evaluation of the risks involved; the frequency and type of out-of-hours emergency that might arise; the scale and loss that could be incurred should that emergency situation occur; the potential for an on-site worker to identify the problem; and the ability of that resident worker to rectify the problem.

The proposed Essential Need at Winterfold Farm are considered to arise from the applicants. The applicants, Amy Stovold and Simon Staempfli, purchased Winterfold Farm in 2020 and have continued to operate their equestrian breeding enterprise and training of top-quality dressage horses at the application site. Amy Stovold is an international Dressage rider and it is detailed that she keeps her 16 horses on site. The Equestrian Appraisal details that Team Stovold Dressage is financed through sponsorships, support from British Dressage, and fees are earned from improving horses owned by third parties. The mobile home approved under DC/20/0937 was in association with the previous owner's private and personal equestrian use. The approval of DC/22/1304 was approved for a further three-year temporary siting of the mobile home to allow the equestrian enterprise to develop following delays encountered by Covid-19.

On site there are 16 stables within the barn and six isolation stables. These are comprised 5 horses owned by Amy Stovold, 6 horses part owned by Amy and 3 horses owned by staff which are stabled as part of their employment package and the horse and staff member trained by Amy Stovold.

There are currently two grooms who reside in the temporary dwelling on site. When Amy Stovold is away competing, she will take a groom with her and the other groom will remain on site to care for the remaining horses. RAC considers this is acceptable and is typical of horse management on many competition yards.

The grooms are currently responsible for all overnight care, however it was explained that if an emergency occurs the grooms will contact the applicants who will then travel to site from their current home (approximately 15 minutes away). The applicants explained that they have a young daughter and as such it is currently not possible for them both to travel to site during the night to respond to an emergency situation and therefore depending on the type of emergency one of them will respond and assist the grooms.

It was explained that the grooms' accommodation within the proposed dwelling would provide accommodation for a groom who will reside on site full time and the applicant will use additional grooms to assist her at competitions.

The dwelling is proposed to be sited on an area of existing hardstanding which provides a view over the main yard area (comprising the stable barn, indoor and outdoor school and lunge pen) as well as being closer to the isolation stables and grazing and turnout paddocks.

The inclusion of a laboratory within the proposed dwelling is to be used more as an office by the applicants for the management of the horses on site. Currently all paperwork, other than the horse passports, are kept in their own home and there is no space within the existing stable barn to provide any office area. The provision of an office within the proposed dwelling is considered an appropriate management facility.

The use of the word enterprise had been used as it was the phrase used within Annex A of PPS7. As such, The Councils' Agricultural specialists (RAC) conclude that the applicant is operating a private equestrian facility and not a commercial equestrian business from the application site and therefore no assessment of the financial accounts is required by national or local planning policy.

In conclusion, RAC considers that the applicants' proposal is compliant with national and local planning policy and there is no reason is disagree with this advice. It is therefore considered that the principle a dwelling considered acceptable and would accord with the above policies.

Design and Appearance and Landscape Impact:

Horsham District Planning Framework (HDPF) Policies 32 and 33 seek to promote development of high quality and inclusive design for all development in the district, ensuring that it is complementary of local distinctive character and heritage, integrating with their surroundings. Furthermore, these policies ensure 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.

The building design is intended to be an interpretation of traditional rural farm buildings; a barn (the two-storey element) and stables (the single storey element) set around a courtyard. A mix of both horizontal and vertical timber cladding creates a subtle visual distinction between the two buildings. The timber will be left to weather (silver) over time. The oversailing balcony mimics a traditional hayloft/traditional granary whilst providing solar shade to the spaces below. The large openings in the 'barn' mimic a traditional cart barn, with randomly spaced and sized openings as windows. As the external materials chosen will have a considerable bearing on the landscape impact, it is considered appropriate to attach a condition requiring further details of the materials at slab level (such as the timber cladding to be used to ensure it will weather to silver rather than a darker or brighter shade).

The total GIA of the proposed dwelling is 175m/2, which is considered commensurate with the functional needs of the holding and of a proportionate scale to other buildings on the wider site.

The location of the existing mobile home which is to be removed as part of these proposals is sited in between an existing American Barn Stable and the horse walker and there is not enough available space in that location for a new dwelling. Although it may have been preferred if the new dwelling was located in closer proximity to the existing buildings, the removal of the mobile home will help to improve the somewhat cramped appearance at the bottom of the hill and the new dwelling overlooking the site does allow for direct oversight in security terms. The new dwelling located to the south of the ménage would be located on a new level plateau dug into the hillside There does not appear to be a more suitable location within the site that would keep the built form in one location.

In landscape terms the landscape officer does still maintain an objection to the proposal. This is mostly due to the proposed location of the new building, being away from the other built form and located higher within the site. However, as there are seemingly no other appropriate locations, and with the benefits of the naturally produced surveillance from the site it is considered that with careful landscaping and conditions that have been recommended, the landscape harm can be sufficiently mitigated, and the proposal can be made acceptable in landscape and design terms. The design of the dwelling was intentionally selected to use materials and possess a visual appearance reminiscent of a Sussex Barn, which is consistent with the Warnham and Rusper Wooded Ridge landscape character area and considered acceptable in this location.

The amenities of the occupiers of adjoining properties and future occupiers

Policy 33 of the HDPF provides that development will be required to ensure a design that avoids unacceptable harm to the occupiers/users of nearby property and land with sufficient regard to the sensitivity of surrounding development.

The application site is sited a sufficient distance from adjoining properties (nearest is around 200 metres away to the north) with mature soft landscaping and existing buildings positioned between the site and neighbouring residential development. It is considered that the nature of the proposed use of the site would not lead to a significant increase in the level of activity in the countryside, given the link to the proposed equestrian/animal/human rehabilitation uses also proposed and the potential for harmful levels of noise or disturbance is considered to be low.

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.

The site is located off Wimland Road, an unclassified road subject to a speed restriction of 40 mph. Public Bridleway no. 1566 forms part of the access road that links the maintained highway to the application site. The proposals would not be anticipated to give to a material intensification of use of the existing vehicular access point.

The plans demonstrate parking provision for at least three cars, which would be considered suitable for a dwelling of this size. On-site turning appears achievable, allowing cars to exit in a forward gear.

The application does not impact upon, or propose any alteration, to the Public Right of Way. A traffic management plan for site traffic and measures such as a 10mph speed limit for construction traffic is recommended due to the access route being a Public Right of Way. The Applicant is reminded that public rights take precedence over any private access rights and that site traffic must give way to the public. A traffic management plan should include appropriate signage to remind construction traffic of the need to give way to the public and to make the public aware of the risk of conflict with vehicles, particularly at the access point to the development from the bridleway.

Considering the scale of what is proposed, it is not anticipated that the proposals would give rise to a significant material intensification of movements to or from the site. With applications such as this, the

provision of workers' accommodation can be seen as a benefit in highways terms, as it limits the number of vehicular movements associated with commuting to the site.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

Circular 06/2005 identifies that the presence of a protected species is a material consideration in the assessment of a development proposal. If protected species are present, the construction of the bridge and removal of the section of hedgerow could result in harm. It is therefore essential that the presence or otherwise of protection species, and the extent that they may be affected, is established.

The Council's consultant ecologists have considered the Preliminary Ecological Appraisal (The Ecology Co-op, June 2024) submitted and are content with the survey work and conclusions made. Their conclusions are summarised as:

- There are no buildings or trees onsite and we therefore agree that no further surveys for bats are required.
- The woodland habitat on the northern boundary is suitable for Hazel Dormouse and there is good habitat connectivity to the wider landscape. However, as the woodland will not be impacted by the works, there are no suitable habitats for this species in the footprint of the development and there are no records for Hazel Dormouse within 2km of the site, we agree that no measures to protect Hazel Dormouse are required.
- As reptiles could be present onsite, we support the implementation of the Precautionary Method Statement for reptiles in Section 4.8, which should be secured by a condition of any consent.
- The mitigation measures identified in the Preliminary Ecological Appraisal (The Ecology Co-op, June 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.
- If external lighting is required, we support the recommendation that a Wildlife Friendly Lighting Strategy is implemented for this application to avoid impacts from light disturbance.
- Support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Layout and should be secured by a condition of any consent. Conditions recommended.

With the above in mind, subject to appropriate conditions, there are no ecological objections and there is sufficient ecological information available for determination of this application.

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.

With respect to a potential solution to achieve water neutrality, one option available to the applicant is to utilise the emerging Sussex North Water Certification Scheme (SNWCS). Under this scheme, it is proposed to allow development supported in a made plan or a post-submission plan the option of offsetting its water demand through the purchasing of water credits via the Council. As the application site is in compliance with the Development Plan, the applicant would therefore have the option of either using the forthcoming SNWCS scheme to offset the water demand from this development or to submit an alternative scheme prior to commencement of development.

The use of the SNWCS scheme as a potential option for developers is supported by recent appeal decisions including a Secretary of State appeal decision. Under appeal decisions for DC/22/1052 & DC/21/2086, the Inspector allowed the appeals subject to a Grampian-style condition preventing the commencement of development unless and until a requisite number of water credits had been purchased pursuant to SNWCS or, alternatively, until bespoke measures to offset residual demand had been approved the Council and subsequently implemented. More recently is the decision of the Secretary of State to allow the appeal at Kilnwood Vale (DC/23/0856) for reserved matters for 280 dwellings. Again, the Secretary of State reached the conclusion under this appeal that a condition would be appropriate giving the applicant the option of utilising the SNWCS scheme to offset the development in terms of water neutrality or for a private scheme for water neutrality, to be agreed by the Council.

Having regard to the appeal decisions and the decision of the Secretary of State, it is considered reasonable to allow development supported in a made plan or a post-submission plan the option of addressing water neutrality through either credits via the SNWCs scheme or for a bespoke solution for water neutrality put forward by the applicant. A condition is therefore recommended which gives the applicant the option of addressing water neutrality through either SNWCS or through their own bespoke solution. This condition would ensure the site is water neutral and would enable the Council to conclude as to the absence of potential adverse effects upon the integrity of the Arun Valley SAC, SPA and Ramsar designations. Natural England have been consulted and have raised no objection to this approach.

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 demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

It is considered that the proposal would make a modest contribution to the rural economy of the District, and would represent a form and level of activity appropriate to its countryside setting not amounting to a significant intensification of use.

As advised by the Council's Agricultural Consultants, the applicant has demonstrated an essential need for an agricultural / equestrian worker dwelling, and therefore the principle of development can be supported in this instance. The proposal has shown that water neutrality can be demonstrated with appropriate conditions recommended.

On balance it is considered that the proposal satisfies the relevant policies of the development plan, and can be recommended for approval accordingly, subject to the conditions listed below.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Residential	175	0	175
		Total Gain	**175**
		Total Demolition	**0**

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

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

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

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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

3 **Pre-Commencement Condition:** No development shall take place, until the following traffic management and construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

(a) traffic management plan for site traffic and measures, to include a 10mph speed limit for construction traffic and appropriate signage to remind construction traffic of the need to give way to the public and to make the public aware of the risk of conflict with vehicles, particularly at the access point to the development from the bridleway.

(b) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)

(c) 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 Condition**: No development shall commence until either:

a) Details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary credits to achieve water neutrality have been secured via the Sussex North Water Certification Scheme (SNWCS) or;

b) A site-specific water neutrality mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority. The site-specific water neutrality mitigation scheme shall include full details of the means of any and all onsite and offsite

mitigation and any necessary agreements pursuant to S106 of the Town and Country Planning Act 1990 to deliver and secure the approved mitigation; and

i) The development shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority confirming that the approved site-specific water neutrality mitigation scheme has been fully implemented. The approved mitigation shall thereafter be retained, maintained and operated to the same or better water performance standard.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

5 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

6 **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).

7 **Pre-Commencement (Slab-Level) Condition**: No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

(a) detailed designs or product descriptions for biodiversity enhancements;

(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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

8 **Pre-Occupation Condition:** A lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

9 **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) Details of all existing trees and planting to be removed and retained
(b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
(c) Details of all hard surfacing materials and finishes
(d) Details of all boundary treatments including fencing and hedging
(e) Details of all external lighting

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).

10 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of the parking, turning and access facilities for that dwelling have been submitted to and approved by the Local Planning Authority in writing. No dwelling shall be first occupied until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking, turning and access facilities shall thereafter be retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

12 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

13 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

14 **Post-Occupation Condition:** Upon the occupation of the building hereby permitted, the existing mobile home indicated on plan RPC-WIN-HOU-LS-001 shall cease to be used for any purpose whatsoever and within a period of three months thereafter it shall be removed from the site (including the removal of foundations if necessary), and all materials arising from such demolition removed from the site and the site of the removed mobile home restored in accordance with details of landscaping to be submitted to and approved in writing by the Local Planning Authority prior to demolition works commencing.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in Preliminary Ecological Appraisal (The Ecology Co-op, June 2024). This includes the Precautionary Method Statement for reptiles in Section 4.8 of the Preliminary Ecological Appraisal (The Ecology Co-op, June 2024), which avoids impacts on protected species.

This may 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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

16 **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).

17 **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Winterfold Farm and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an unsatisfactory relationship between an independent unit of living accommodation and an equestrian centre, contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

18 **Regulatory Condition:** The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture, equestrian, or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted.

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/24/1787

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing mobile home	PL.03	02.12.2024
Location & Site plan		PL.01 REV A	02.12.2024
Elevation & Floor plan	and Roof	PL.02	19.11.2024
Details plan	Site Location and Context Plan	RPC-WIN-HOU-LS-001	02.12.2024
Details plan	Approved Planting Scheme with 2024 Additions	RPC-WIN-HOU-LS-002	04.12.2024
Details plan	Topographic Survey	RPC-WIN-HOU-LS-003	02.12.2024
Supporting Statement	Landscape & Visual Appraisal	none	19.11.2024
Details plan	LANDSCAPE and VISUAL APPRAISAL Site Survey	none Appendix Part 1	19.11.2024
Supporting Statement	LANDSCAPE and VISUAL APPRAISAL - Photos of site	none Appendix Part 2	19.11.2024
Supporting Statement	Planning	none	19.11.2024
Photos	Mobile Home	none	19.11.2024
Supporting Statement	Surface Water Drainage Strategy	none	19.11.2024
Supporting Statement	Equestrian Appraisal	none	19.11.2024
Design & Access Statement		none	19.11.2024

DELEGATED

Case Officer sign/initial	Kate Turner	Date:	11/8/25
Authorising Officer sign/initial	RHERMITAGE	Date:	05.09.2025