Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1620
Slinfold Stud, Land Opposite Whitbreads Farm, Stane Street, Slinfold, RH13 0RE

DESCRIPTION:
Construction of new equestrian facilities comprising of a stable building, outdoor riding arena, horse walker and car parking area. Use of existing agricultural barn for related equine purposes

RELEVANT PLANNING HISTORY:

DC/22/0942	Construction of new equestrian facilities comprising of a stable building, outdoor riding arena, horse walker and car parking area. Use of existing agricultural barn for related equine purposes	Refused on 25.01.2023 *Appeal Dismissed on 19.04.2024*
DC/20/0365	Prior notification for the erection of an agricultural barn for storage of hay, crops from the surrounding land and for the secure storage of agricultural machinery	Prior Approval Required and PERMITTED on 24.04.2020
DC/20/1720	Enlargement and formalisation of existing vehicular access and proposed track.	PERMITTED on 08.01.2021

SITE AND SURROUNDS
The application site lies within a rural area and comprises part of an arable field that is surrounded by a tree belt. The wider application site comprises an agricultural unit of approximately 7.9 hectares, located on the south of Stane Street, Slinfold, opposite Whitebreads Farm. The site is not within a Conservation Area and there are no Article 4 Directions covering the site, but the woodland belt to the south and west of the field is designated as Ancient Woodland. The overall agricultural unit comprises two fields, separated by a tree belt, running broadly north-south.

Prior Notification was confirmed in April 2020 under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015, for the erection of an open-sided hay and machinery barn some 32m x 12.5m. The purposes stated in the application documents related to agricultural use of the land, precisely, the growing and cropping of hay. Separate permission was subsequently granted for an agricultural access off the A29 to serve the site under DC/20/1720, referencing agricultural movements associated for hedge cutting, hay making, ditch maintenance and grazing of livestock. The barn, access track and entrance off the A29 have since been formed and constructed.

In January 2023, an application for the creation of new equine facilities, including a stable building, horse walker, outdoor riding area and parking area to the westernmost field parcel was considered under delegated authority (under DC/22/0942). The application was refused for the following reasons:

1 *Notwithstanding information submitted, the application has not satisfactorily demonstrated with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), thus the Local Planning Authority is unable 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).

2 *The proposed development by reason of its siting, scale and bulk, providing a significant and prominent built form, would have an adverse impact on the rural character and visual amenities of the countryside location in which it would sit. Furthermore, by reason of its isolated location and access arrangements across an open field and wooded field boundary, the proposal would result in sporadic development leading to an intensification of built form and an uncharacteristic level of activity in this countryside location. The proposal is thus contrary to policies 25, 26, 29 and 33 of the Horsham District Planning Framework (2015) and Policy 12 of the Slinfold Neighbourhood Plan (2018).*

3 *The proposed large scale equestrian development is not associated with an existing property on or adjacent to the site and is therefore likely to require on-site accommodation for the management of the site and to ensure adequate horse welfare. No information has been provided on how horse welfare will be managed in a sustainable manner without the need for residential accommodation on the site which would lead to further built form and an unsustainable pattern of development in the countryside. The proposal is therefore contrary to Policies 26 and 29 of the HDPF.*

The refusal was subsequently appealed, and, in April 2024, the case was dismissed by the Planning Inspector. The Inspector noted the following:

- *…given the location and scale of the proposal there would be some impact upon the landscape. Furthermore, the use would increase the levels of activity at the site and entrance.*

- *A number of mitigation measures have also been advanced by the appellant's landscape consultants in support of the scheme. Although the Council considers that some further enhancements may be necessary, there is broad agreement that although there would be some impact on the wider landscape, it could be successfully mitigated. From my site visit and consideration of the evidence before me I am satisfied that whilst there would be some impact and visual intrusion from the proposal, it would not be significant upon the receiving environment and that sufficient mitigation could be achieved.*

- *Therefore, insofar as the erection of the buildings/structures and the use of the access and car park is concerned I am satisfied that the proposal would accord with Policies 25, 26, 29, 31 and 33 of the HDPF and Policy 12 of the Slinfold Neighbourhood Plan (2018). These collectively seek, amongst other things, to ensure that buildings are appropriately sited and that the character of an area is conserved and the landscape maintained*

- *Whilst I note that these fields may currently be being used to graze horses, there is nothing before me to indicate that the lawful use of the appellant's fields surrounding the appeal site is anything other than agricultural. The grazing of horses used in connection with the stables and sand school would not be agricultural. Therefore, whether the grazing is considered to simply be part and parcel of the overall use or requires specific inclusion within the proposed primary use, it seems to me that there would need to be a formal change of use of these adjacent fields.*

- *As the proposal would not achieve water neutrality, it would adversely affect the integrity of the Arun Valley SAC, SPA and Ramsar sites. Because of the provisions of the Habitat Regulations and notwithstanding that I have found the proposed buildings to be acceptable, this is an overriding consideration. Overall, the proposal would be contrary to the development plan and there are no other material considerations to outweigh that finding. Therefore, for the reasons given, the appeal should not succeed.*

Officers note that prior to the determination of the Appeal, the site had been subdivided by timber fencing to create paddocks, and that more recently, horses have been moved onto the site.

The A29 in this location is also subject to a more recent speed limit restriction of 50mph.

DETAILED DESCRIPTION

The current submission aims to address the previously raised concerns under DC/22/0942, and therefore includes all the land necessary to facilitate the proposed equine use within the red line, extending up to the site's boundary with Stane Street, comprising both field parcels.

The current application therefore proposes a new American barn' style stable block which would incorporate 6 x foaling boxes, 8 stable boxes, rug store, wash-downs, staff room, WC, tack room, solarium, Vitafloor stall and feed store. The stable building would measure some 45 x 12m with a ridge height of around 5m, located some 15m off the southern boundary of the field / tree belt.

An outdoor riding arena surrounded by 1.1m high fencing (40m x 60m) would be located between the barn and stable block and a new 19m dia. circular horse walker would be located to the western side of the new stable building. A change of use of the existing barn to equine uses, for the sheltering of horses, is part of the proposal. The wider lands are proposed for a change of use from agricultural use to equine, facilitating the creation of paddocks for horse grazing.

The applicant's justification refers to the equine business having been established in 2013 with a breeding programme established in 2015 at another site within the district. Owing to a change in ownership of this other site, the applicant is seeking alternative premises. It is clear that the equine development will be business related and will employ a number of staff along with the applicant and her family members (SFB Equestrian Ltd), for purposes of breeding British Showjumpers, formerly based at Hascombe Farm, Horn Lane, Henfield.

An LVA has been submitted which includes mitigatory landscape details and site layout.

An amended BNG metric and a Great Crested Newt Survey report were both submitted in May 2025.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF 2021)

Horsham District Planning Framework (HDPF 2015)
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

Neighbourhood Plan
The Slinfold Neighbourhood Plan (2018):
Policy 3: Green Infrastructure
Policy 4: Conserve and Enhance Biodiversity
Policy 5: Development Principles

Policy 12: Economy and Enterprise

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 Trees: Comment
[Summary 27th Nov 2024]

- no significant additional direct impacts to trees and woodland to those formerly commented upon (under DC/22/0942)
- The positioning of all excavations and hardstanding proposed outside of a 15m buffer to the Ancient Woodland (AW) to the South would be acceptable in principle, in terms of foreseeable direct impacts on the woodlands trees. A slight amendment is required to move the horse walker to respect this requirement.
- Important to restrict potential indirect impacts by constraining use of the AW buffer zone from additional/changed use potentially harmful to the ecology of the wood/health of bounding trees. Therefore, if viable, increasing the depth of the planted buffer may be considered appropriate to restrict access and circulation to occur outside of it.
- If recommended for approval, conditions advised

HDC Environmental Health & Licensing (Water Neutrality): More Information
[Summary 27th Nov 2024]

- More certainty and information required regarding the provision of a private water supply via the borehole.
- Construction phase hours of construction condition advised

HDC BNG:
[Final comments 12th August 2025] No Objections subject to conditions (BNG Scenario 1)

[First comments 17th Jan 2025] More Information

- The application demonstrates that a 43.28% BNG will be delivered. However, I have concerns with the red line boundary used to carry out the BNG calculations and recommend modifications to the post-development habitats.

OUTSIDE AGENCIES

Woodland Trust: No Objections
[Summary 2nd Dec 2024] All works outside of the Buffer Zone, but permanent fencing advised to prevent equine activities encroaching onto the AW buffer.

WSCC – Highways:
[Final comments 20th Jan 2025] No Objections, conditions advised

- Requested information has been received and reviewed.
- Considering splays exceed requirement for actual recorded speeds the LHA are satisfied with access visibility as shown on plan 10806/102 Rev P7.
- Plan 10806/104 Rev P1 details 3 x passing places along the access track and demonstrates car + horsebox manoeuvring the access track and passing places as well as demonstration that such vehicles can turn within the parking/turning area. The LHA are satisfied with these details.
- The LHA does not consider that the 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 115), and that there are no transport grounds to resist the proposal.

[First comments 25th Nov 2024] More Information

- The LHA previously commented under DC/22/0942 to which no highways objections were raised. Whilst not specifically provided with this application, the previous application estimated 12 x daily trips from the private equestrian business use and no concern in road network capacity terms was raised. Whilst it may be beneficial to enhance the existing access track by providing passing places, it is clear that the access in vicinity of public highway is wide enough to allow two vehicles to pass.
- It would also be useful for swept path tracking to be provided showing largest vehicle can turn within car park area provided, however the LHA are mindful that no objection was previously raised to the proposed internal layout.
- The A29 is subject to 60mph in this location. An access plan has been provided (drawing no. 10806/103 rev P7). From inspection of local mapping, the existing access is wide crossover with some areas of verge overrun. The proposed access modifications provide a formal bellmouth with 15m radii, give way markings and existing field gates/posts to be moved back 18m from edge of highway. Swept path tracking showing a tractor and trailer manoeuvring the modified access has been provided. Vehicular visibility splays of 2.4m x 180m are also shown. Considering the speed limit is 60mph, Design Manual for Roads & Bridges would require splays of 2.4m x 215m. From inspection of WSCC mapping 215m does appear achievable. LHA request that this is demonstrated. The access works would require a s278 highways agreement and technical approval.

Natural England (Water Neutrality): No Objection
[Final comments 18th July 2025]

[First comments 4th Feb 2025] – More Information

• Evidence to support the proposed water use figures
• Provision of robust rainwater harvesting calculations
• Confirmation that a sufficient drought contingency has been applied to rainwater harvesting calculations
• Further information relating to the proposed private borehole

Ecology: No Objections
[Summary 2nd Dec 2024]

- Consider there will therefore be no Adverse Effect on Integrity of the bat SAC
- Conditions advised

NatureSpace (GCN): Advice
[Final Comments 19th March 2026]

- When the applicant was given the option of DL (District Licence) or surveys, we agree that this was not a test of DL/licence eligibility but rather and as the applicant states, to help determine whether an offence was likely and whether a licence would be required in order for onsite activities to proceed lawfully. As GCN presence was identified within a waterbody in such close proximity to the site, and with a lack of survey information on any of the other numerous ponds within the landscape, it was assumed that an offence was likely. The applicant has instead suggested that Reasonable Avoidance Measures would be a suitable form of mitigation in this instance. As stated in our previous comments due to the close proximity of GCN presence, we believe the only way to prevent GCN from using the site or being harmed by activities would be through temporary amphibian fencing which would constitute a licensable activity in this situation.
- The applicant has stated that assumptions made within the PEA have been superseded by the terrestrial surveys undertaken for the site. However the site suitability as stated within the PEA would remain relevant (i.e. *the site is located near to several ponds with known GCN populations and* ***includes suitable resting places/terrestrial habitat for GCN"****).* The PEA goes on to state that this means it is possible that GCN could be encountered as they transition through the site. As we previously noted, the terrestrial surveys which were undertaken subsequently have been used to rule out this possibility. Although these surveys are not understood to be an accepted method to do so and we would not agree that this could overrule a demonstrated presence within 35m of the site.

- To summarise, we are still of the opinion that a licence would be the most sensible route here in order to avoid an offence being committed. At this stage in discussions, we believe we have had the opportunity to fully state our recommendations and therefore defer to the LPA's decision on whether they are satisfied that GCN have been appropriately addressed. If the LPA decides that a licenced route is not necessary, then a condition to secure Reasonable Avoidance Measures would be required as a minimum.

[Third comments 24th Dec 2025] - Advice

- Firstly the applicant believes that our comments are in conflict with the ecology teams comments as the ecology team has not raised GCN as a concern. It is important to note however that Place Services have been instructed by the LPA not to address GCN concerns as they leave such matters to NatureSpace (there is a section which can be found within their comments which state this). Additionally, the ecology teams comments from earlier this year are from HDC ecology who only deal with BNG (to my knowledge). They therefore also do not discuss GCN matters, and as such lack of reference to the species in both parties' comments does not mean GCN are not a consideration for the development. We therefore don't believe our comments are in conflict with the council
- In our previous comments, the applicant was given the option of a licence or surveys, surveys which needed to prove likely absence to demonstrate that a licence would not be required. Due to access issues, it is recognised that the applicant was only able to survey one of the numerous ponds which surround the site. Despite this fact, the single surveyed pond came back positive for GCN anyway. And therefore the applicant has evidenced likely presence rather than absence, and from the original two options is now left with the option of obtaining a licence.
- It is acknowledged that the positive pond is further away from the development than the whole RLB might suggest, however this pond is still well within dispersal distance. Additionally, as mentioned above there are a number of other ponds within close proximity which are unsurveyed but may also be positive for GCN
- The applicant's report details pitfall trapping exercises which have been undertaken to try to demonstrate that GCN are not dispersing across the site, however it is important to note that this is not a recognised terrestrial survey technique to rule out GCN presence/traversing across site. Similarly, artificial refugia surveys (typically undertaken for reptiles) are also not considered a suitable survey method for GCN when presence has already been confirmed. This is why the conclusion reached by the report has not been accepted
- The applicant has suggested that RAMS (Reasonable Avoidance Mitigation) in this instance would suitably mitigate risks to the species. Due the positive pond within such close proximity to the site, a measure which might be able to prevent GCN from crossing the site would be amphibian fencing, however this would require a licence to be utilised (and particularly removed) in this instance anyway.
- The applicant has referenced these points whereby low impact but presence-confirmed sites should not require a licence:
    - *The footprint does not support GCN,*
    - *There is no breeding or resting habitat affected,*
    - *The risk of an offence is low*
- It is our opinion that the last bullet point does not apply in this case. Due to the high number of past GCN records and the recent record from the applicant located adjacent to the boundary, as well as the numerous ponds within the landscape which surround the site in nearly all directions, the potential for GCN to be crossing the site is very high and cannot be appropriately mitigated for under RAMS. We therefore still recommend that a licence is obtained
- As the applicant has stated, when they enquired into the DL scheme the projected fees for this development could have been very high, and as such the District Licence may not be financially feasible for this development. This is understandable, and as such we feel it important to highlight again that the EPSL (European Protected Species Licence) is still an option here and may be a more viable option

[Second comments 4th Dec 2025] - Licence recommended

- Within the applicant's original PEA, it was highlighted that there are numerous positive records within close proximity, and a high number of waterbodies located on either side of the development site, meaning the likelihood of GCN commuting across the site was high. It was

therefore determined that either a District Licence would be obtained, or further surveys would be carried out.

- A GCN assessment has since been carried out and a single pond was surveyed roughly 20m away from the development boundary, where GCN presence was identified. The above report has concluded that a non-licensed method statement would be sufficient.
- However the updated survey information provided has identified nearby GCN presence, meaning as originally stated, the likelihood of GCN commuting across the site is still considered very high and has not been adequately ruled out. Therefore it is not considered appropriate to use reasonable avoidance measures in this instance and it is still deemed necessary that a licence be obtained.

[First comments 28th Nov 2024] – More Information

- The applicant has provided an ecological report (Preliminary Ecological Appraisal, Arun Ecology, August 2024). The report identifies the nearest ponds and records to the site and highlights the suitable habitats in the landscape that provide potential for sustaining great crested newt populations. The report concludes that a licence is the most appropriate route for the site given the number of records of great crested newts in the landscape.
- The developer must submit evidence of procuring a licence to undertake works. There are two licensing options available: the District Licence or a European Protect Species Licence (EPSL). Use of the District Licence can negate the need for further surveys to be undertaken and can be applied for outside of the survey season, providing certainty through planning, if the applicant chooses to use this route, a valid NatureSpace report or certificate must be submitted to planning. Should the applicant choose to pursue an EPSL then they must submit a mitigation/compensation proposal to planning to demonstrate how impacts to great crested newts can be appropriately addressed.

Slinfold Parish Council: No objections

Representations:
To date, one letter of representation has been received from a neighbouring property. The following objection is cited:

- Will have an impact on their business

HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS
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.

HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER
It is not considered that the development would be likely to have any significant impact on crime and disorder.

PLANNING ASSESSMENT
Background:
The appeal decision issued in April 2024 in respect of the last application on this site, to erect new equine facilities (under DC/22/0942). In his conclusion, the Inspector considered the principle of the proposed equine use of the appeal site to be acceptable, as well as the buildings, vehicular access and parking, and the mitigatory landscaping (predating BNG requirements). Fundamentally, the appeal failed on matters of there being insufficient certainty that the borehole would be able to provide the necessary yield to address the on-site water need, along with there being limited details on how the abstracted water would treatment to potable standards.

In the interim period, BNG requirements have become mandatory for small sites (April 2024) and Water Neutrality requirements have been superseded by Natural England withdrawing their Position Statement in late October 2025.

Principle of Development:
The application site is located outside of the defined built-up area boundary and is considered to be within a countryside location, thus attracting the consideration of the relevant rural restraint policies. In this instance, the proposal involves an equine business, so it will be necessary to consider the proposal against the rural economic development policies, as well as equine development. The application site lies within two agricultural fields in last lawful use for hay cropping.

NPPF para 88 states that planning decisions would enable '*sustainable growth and expansion of all types of business in rural areas, both through conversions of existing buildings and well-designed new buildings'*, and enable the *'development and diversification of agricultural and other land-based rural businesses'*. Clearly, both local and national planning policies recognise that equine businesses and uses are appropriate in rural areas, as they require areas of land for grazing, paddocks and for associated stabling, food, bedding, and manure storage purposes.

Policy 10 of the HDPF relates to rural economic development, and states that 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. Any development should be appropriate to the countryside location and must:

1. *Contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside; and either*
   a) *Be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial estate, within the existing boundaries of the estate; or*
   b) *Result in substantial environmental improvement and reduce the impact on the countryside particularly if there are exceptional cases where new or replacement buildings are involved. New buildings or development in the rural area will be acceptable provided that it supports sustainable economic growth towards balanced living and working communities and criteria a) has been considered first.*

2. *Demonstrate that car parking requirements can be accommodated satisfactorily within the immediate surrounds of the buildings, or an alternative, logical solution is proposed.*

Policy 26 of the HDPF relates to development outside of the built-up area, and states that 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:

1. *Support the needs of agriculture or forestry;*
2. *Enable the extraction of minerals or the disposal of waste;*
3. *Provide for quiet informal recreational use; or*
4. *Enable the sustainable development of rural areas.*

In addition, 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, including;

1. *The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;*
2. *The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and*
3. *The landform of the area.*

Policy 29 of the HDPF relates specifically to equestrian development, and states that 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.*

More locally, the Slinfold Neighbourhood Plan (NP) supports the development of small scale businesses in appropriate rural locations (NP Policy 12.4), and where they are in keeping with the character and vitality of the local area.

In principle, the siting and development of an equine-based rural commercial enterprise is considered to accord with the overall provisions of Policies 10, 26 and 29 of the Horsham District Planning Framework (2015), and has also been considered acceptable in principle by the Appeal Inspector as part of the preceding case (DC/22/0942). Wider material considerations will remain to be considered, such as the impact on landscape character, intensification of use, neighbour amenities, vehicular access, ecology and water neutrality, along with BNG, which has been introduced as a mandatory requirements since the previous application was submitted.

Justification for Need:
The preceding application DC/22/0842 was reviewed by the Council's Agricultural Consultant, who noted that the wider site area (blue line) extended to some 7.3ha of grassland and included an existing agricultural barn, with the application site area of some 0.72ha. It was also acknowledged that the applicant set up their equine business first in 2013, buying, training and competing showjumpers, with a breeding program established in 2015. The business is therefore acknowledged to have been established within another equine holding within the district until that property was sold, leading to the applicant seeking alternative premises, presenting a case for genuine equine business needs.

The Business Background and Statement of Need further revealed that the applicant, her two daughters and two full-time grooms would be working at the business, which focusses on breeding and producing top showjumping horses, including the buying of young foals for training, developing and selling. There is no associated dwelling with the application site, which was an issue identified with the previous application, particularly as the proposal involved the accommodation of broodmares on site and a foaling program. In response to this, the applicants advise that a touring caravan would be brought onto site as and when necessary to support foaling, along with the proposed use of CCTV to monitor the site.

The existing stock is as follows:
- 1-2 foals bred per year
- Three broodmares
- 8-10 working horses in full time work – living in the stables
- Up to 10 horses not in work living in the fields (including the three broodmares and young stock not yet ready to train) – in harsher weather, the horses live in the barn

Overall, the stables, horse-walker and sand-school are considered to be of a size and nature that is appropriate for the proposed need associated with an equine business such as this, and would therefore be compliant with HDPF policy 29. The current application now includes the paddock land to support the needs of the equine facilities and horses being housed on the site.

Landscape and Arboricultural Impacts

Policy 25 of the HDPF relates to 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:

1. *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.*
2. *Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.*
3. *Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.*

Policy HDPF 31 expects development proposals to maintain and enhance Green Infrastructure networks, and looks to secure new opportunities for compensatory or mitigatory measures in the event that any Green Infrastructure is lost.

Policy 33 of the HDPF presumes in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.

More locally, the Slinfold NP supports development which enhances Green Infrastructure and valued landscape features in the parish (NP Policy 3).

As part of the considerations made under DC/22/0942, it was acknowledged that the site is formed by a rear field which benefits from screening on all 4 sides by way of mature tree belts and field boundaries, with a more open front field. However, during leaf-fall, the rear site is more exposed with some views available from the road and public vantage points, and can be readily appreciated from the southern property at Bottle House Farm, in part owing to site levels which fall away to the south, resulting in the application site being elevated above neighbouring land. The 2003 Horsham Landscape Character Assessment defines the site location as G3 ‘Slinfold & Five Oaks Wooded Farmlands, noted for its strong rural character with a good overall condition. Key issues within this landscape character area arise from the expansion of horse paddocks and localised visual / noise intrusions along the A29 corridor, with additional sensitivities to the cumulative impact of incremental small changes.

The proximity of the proposed development to the Ancient Woodland (AW) to the south resulted in revisions to the scheme during the consideration process to incorporate the required 15m buffer zone between the proposed development and the trees within the AW. Ancient woodlands are irreplaceable, and therefore have great value because they have a long history of woodland cover. It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, *unless ‘there are wholly exceptional reasons and a suitable compensation strategy exists’* (National Planning Policy Framework paragraph 193c).

The revised plans show the horse-walker re-located to the western side of the proposed new stable block, thereby avoiding conflict with the AM buffer zone, as raised in the Council’s arboricultural consultation response. Furthermore, the revised BNG habitat plan also shows a line of fencing around the AW, suitably restricting access into this sensitive habitat.

As part of the previous proposal (DC/22/0942), it was noted by the Council’s Landscape Consultant that no reference was made to or assessment of potential winter views in the LVA, leading to the concern that the assessment underestimated the likely effects of the proposed development on landscape character and visual amenity. Furthermore, there was judged to be some change to the views experienced by road users, people using the adjacent Public Right of Way (Prow) network and visitors to the wider countryside and farm amenities, as well as a change to the perceived sense of place and character because views would become more constrained.

In the Inspector's appeal decision, it was considered that although some impact would occur by way of the development on the wider landscape, the overall visual intrusion *'would not be significant upon the receiving environment and that sufficient mitigation could be achieved'.*

Subject to appropriate controls and conditions, it was considered by the Inspector that mitigations could be implemented within the land owned by the applicant, and that therefore, the appeal proposal was deemed to accord with Policies 25, 26, 29, 31 and 33 of the HDPF and Policy 12 of the Slinfold Neighbourhood Plan (2018).

The current application site includes the front field, which allows for landscape mitigations to be secured, including a 15m buffer zone south of the proposed stable building to ensure the AW is provided with an appropriate buffer zone free of development and excavations, as required by the Council's Tree Officer as part of the previous application.

Given the revisions to the site plan and the BNG habitat plan, officers are satisfied that the proposal accords with Policies 25, 26, 29, 31 and 33 of the HDPF and Policy 12 of the Slinfold Neighbourhood Plan (2018).

Character, Design and Appearance:
Policy 32 of the HDPF states that good design is a key element in sustainable development, and seeks to ensure that development promotes a high standard of urban design, architecture and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

The existing barn on site (permitted under Agricultural Prior Notification) has a footprint of some 12.5m x 32.7m, and is noted to have been built as an open sided barn rather than the fully enclosed design shown as part of the Agricultural Prior Notification (DC/20/0365). It is set against the eastern side of the central tree belt that separates the east and west fields of the land holding, and required an associated track through the eastern field to provide access from the highway. The improved access to the land permitted under DC/20/1720 set the gates back from the edge of the highway by some 18m and introduced a simple 10m kerbed splays onto the A29, finished with new post and rail fencing, allowing tractors to wait off the highway to open / close the gate and access / exit the site. From officer's site visits, it would appear that the access which has been formed at the site is not in compliance with the details permitted under DC/20/1720, and, although the gates are now set back from their former line alongside the highway, the implemented splay is an angled access rather than the approved curved splay.

As part of the current proposal, access arrangements would be revised to form 15m radius splays, ensuring access gates area some 18m into the site and associated post and rail fencing moved to their new positions to accommodate the wider access splay / junction, show to be provided with 'Give Way' markings. The formalisation and increase in the scale and engineering works required to form the proposed access to the site would create a greater visual impact than the former / present situation within its rural context.

The additional development proposed within the site would comprise an American-style stable barn (12m x 45m), fenced sand-school (40m x 60m), an partially enclosed horse-walker (19m dia), an area of hardstanding for parking of vehicles and horse-boxes (around 30m x 45m), and track (some 200m), which cumulatively are considered to represent a sizable level of development in what is currently an open agricultural field. The proposed development would be located in the southern corner of the field, adjacent to the existing barn, and against the existing tree belts, which seek to minimise the visual impact of the development. Although the materials and design of the proposed development could be secured by way of a condition, the development would result in a permanent feature within the rural context of the site, including the larger formalised vehicular access to the site and formation of a track across the field, and intensification of activities within the site as a result.

Along with the physical attributes of the proposed development it is acknowledged that the proposal would lead to daily vehicular movements to and from the site, and within the site, facilitated by way of a

new access track over the existing field (previously comprising a set of wheeltracks across the field). The current proposal also includes for the change of use and paddock creation to the eastern field parcel.

Officers noted previously (as part of DC/22/0942) that whilst the development sought to minimise its visual impact by way of its location within the wider land holding, using the tree belts to provide screening, the development would not be invisible within its context, as many of the trees within the existing tree belt are of a deciduous nature, and, whilst the southern tree belt is designated as an ancient woodland, there is still no guarantee that this remains a permanent feature to screen the proposed development. The Council's Landscape Consultant also considered previously that an element of harm would arise as a result of the proposal, but that mitigatory planting would reduce the level of harm.

In considering the appeal proposal, the Planning Inspector considered that the existing trees would *'limit the views of the main structures from the A29'*, and that the new stables *'would be in part screened by the existing barn and its prominence further reduced by being positioned on a lower lying part of the field*'. However, the Inspector went on to acknowledge that the scale of the appeal proposal would lead to some impact on the landscape, along with a corresponding intensification of activities at the site. Subject to sufficient mitigation, the Inspector concluded that the impact and visual intrusion would not be significant.

As part of the amended proposal now being considered, officers acknowledge the reduced scale and height of the proposed new barn, although the alignment of the arena has been changed. Subject to an acceptable landscape scheme, officers consider that, in line with the conclusions reached by the Appeal Inspector, the proposed equine use and development at the site is capable of being suitably incorporated into its rural location. The level of landscaping enhancements are considered essential to ensure the visual impacts arising from the scale and intensification of the equine use of the site can be mitigated, thus ensuring accordance with Policies 26 and 29 of the HDPF, as well as Policies 25 and 33, which seek to protect the District's natural environment.

Amenity Impacts:
Policy 33 of the HDPF seeks to ensure that proposed development does not result in unacceptable harm to the amenities of nearby occupiers/users of land, in terms of privacy, the receipt of natural light and/or disturbance.

Given the closest residential properties to the site are some 147m SE (Bottlehouse Farm) and 170m NW (Bakers Hill Farmhouse), officers accept that there is a sizable separating gap, with intervening fields and boundary planting. Given this separation distance of the site in relation to the nearest neighbouring properties, the proposed development is not considered to result in adverse harm to neighbouring amenity, in accordance with Policy 33 of the HDPF. In the context of the property to the SE, it is noted that Bottlehouse Farm operates a livery business from site and also overlooks their own 20 x 60m sand-school.

Given the location of the proposed new stable block in relation to the neighbouring residential properties (being over 60m), officers consider that there would be no need to impose a condition regarding the location of the muck heap, on account of sufficient intervening distance.

Neighbour concerns are noted in relation to competition of an adjacent equine business. However, the application site is a personal equine business concerned with breeding and training horses for showjumping, and is not a commercial livery. A condition is considered reasonable to prevent unauthorised use and activities of the site to a commercial stable / livery yard.

Highways and Access
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.

Submitted details set out estimated likely daily trips of staff and the applicant (12 x daily trips) to service the facility, generating a low level of associated vehicular trips. Whilst the current access into the site has been formed following the approval of DC/20/1720, it is also noted that the proposed access from the site to the public highway (A29) is to be re-designed to the required standard.

The highways authority requested additional details relating to the turning circle being made available within the site and for there to be consideration given to passing places along the access track / paddocks. Following submission of and assessment of revised / additional details, no Highways objections are raised in relation to the proposed development, its access, parking or level of vehicular intensification and the resulting impact on the public highway capacity or safety.

Other Matters

Ecology:
The submitted Preliminary Ecological Appraisal (PEA, Aug 2024) has assessed the existing barn on site as having negligible bat roost potential, whilst no trees or hedgerows are impacted by the development. Whilst the site lies within the 12km wider conservation area of The Mens SAC, there have been no records of Barbastelle bats at the site, nor within 2km of the site, but records of other bat species are noted within this zone. Given the proposed works, no impact is foreseen to bat foraging or commuting habitat, or flightlines.

The Bat HRA concludes that the proposal would not have a 'likely significant effect' on the designated features of The Mens SAC of Ebernoe Common SAC, either alone or in combination with other plans and projects.

The Council's Ecology consultant has reviewed the submitted survey (Preliminary Ecological Appraisal, by Arun Ecology, August 2024) and, subject to adequate avoidance, mitigation and enhancement measures secured via suggested conditions, does not object to the proposed development on ecological grounds, which accords with the Natural England Standing Advice for bats.

Furthermore, the PEA acknowledges the existence of a number of ponds within 200m of the application site, along with some on-site terrestrial habitat for GCN. Accordingly, the PEA sets out that the applicant may register under the HDC GCN DLL process to ensure it proceeds lawfully with regard the GCN, or that, alternatively, the development is carried out in accordance with Natural England's standing advice for GCN, which may require further GCN surveys.

As officers recognise that most of the site lies within the identified 'red' zone which has the most suitable habitat for Great Crested Newts, with a very small portion of the site to the eastern side falling into the 'amber' risk zone, meaning that suitable habitat exists, the DLL operator (NatureSpace) has been consulted on the proposal and the submitted PEA. A Great Crested Newt Survey Report has been submitted at the end of May 2025 (by Arun Ecology, May 2025) in response to the first comments from NatureSpace, with surveys having been undertaken to demonstrate that works can be undertaken without the need to apply via the DLL route. As part of the submitted GCN report a number of ponds within the 500m buffer zone of the site have been surveyed, finding a confirmed 'low' GCN population in one instance (2023), and a presence, albeit of unknown population, in a number of other ponds (dating to 2014). Further ponds were not surveyed, although presence has previously been confirmed at ponds adjacent to the site, along with many records of GCN at many of the ponds. The report also confirmed that GCN EPSLs (European Protected Species Licences) have been granted within 500m of the site, which indicates a presence of GCN being present in close proximity to the site, and furthermore, that the site itself contains suitable terrestrial resting habitat.

The submitted GCN report sets out that torchlight surveys took place, along with pitfall trapping and checking of artificial refugia across a 20-day period. Although no GCN were found in the pitfall traps, a number of males were found in one of the surveyed ponds. The GCN report concludes that the proposal presents a low risk of harm to GCN (to individuals or population level), and that the development itself would not obstruct GCN from reaching breeding habitat, with no breeding habitat impacted by the development itself. The report recommends that the proposed works are possible under a GCN non-licensed method statement (RAM), which does not permit actions that would

otherwise constitute an offence under legislation that outlines the protection of GCN. The report sets out that this route would dictate that in the event of CGN being discovered on site, works stop until a mitigation licence is obtained. The report also recommends the use of drift fencing around the development site to prevent access into the site by GCN during the duration of the works.

Following assessment of the report, and further interactions with between the applicant and NatureSpace on this matter, it remains clear that there is a dense presence of ponds within the landscape close to the application site, and that GCN commuting across the site has not been ruled out, and remains a high likelihood. In order to prevent GCN for using the site or being harmed by development activities, NatureSpace acknowledge that temporary amphibian fencing should be used, which is in itself a licensable activity in this instance, and that therefore obtaining a license would be considered the most sensible route to avoid an offence being committed (in potential harm to GCN). NatureSpace consider this to be the most appropriate route (DLL), but acknowledge that the ultimate decision lies with the LPA, and that, in the event of permission being granted, that Reasonable Avoidance Measures (RAMs) would be required as a minimum.

As the use of drift fencing is in itself a licensable activity, and acknowledging that the applicant does not wish to enter into the DLL route, then the only option available is to ensure that the applicant apply for a traditional mitigation license through Natural England, which will require full up to date surveys (during the correct season being March – June). The use of RAMs is generally not considered appropriate if the use of drift fencing is proposed

The applicant's view that works could be supported by a non-licensed method statement has been assessed by the Council's Specialist, concluding that given the potential for commuting habitat has not been ruled out, the use of reasonable avoidance measures would therefore not be appropriate in this instance. The applicant therefore has two options:

1) ***The European Protected Species Licence (EPSL)*** *route can be taken - this may involve surveying* for great crested newts in the surrounding ponds and submitting a mitigation plan to the LPA to show how impacts on the species can be adequately addressed. This should be submitted prior to determination.*

2) ***The District Licensing*** *route can be used - in order to demonstrate that the impacts of the proposed development can be addressed through the Council's District Licence, a NatureSpace Report or Certificate must be submitted prior to determination. This method of licensing removes the need for survey work and provides compensatory habitats off site. This would provide certainty for the applicant, as their licensing route can be determined within 10 working days at any time of the year*

As part of the assessment of the proposal, its location, Ecological Surveys and likely impact on GCN and their habitat, officers conclude that there is a likelihood of GCN habitat to be present at the site. Therefore, it is important that an appropriate option is pursued in terms of either a licence obtained from Natural England, or confirmation that no licence is required, or that the DLL route is pursued by the applicant. As the applicant has indicated they do not wish to pursue the DLL route, a pre-commencement condition in respect of a licence from Natural England is recommended, which the applicant has agreed to.

As such, the proposal is considered to accord with the provisions of Policy 31 of the HDPF, to ensure the development can be delivered along with biodiversity enhancements and mitigatory planting within the application site, without adverse harm to a European protected species

Climate Change:
Policies 35, 36 and 37 of the HDPF require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions mitigate the impact of development on climate change.

Although there is no Sustainability Statement submitted as part of the current proposal, officers are satisfied that an appropriately worded planning condition could be used to secure appropriate measures to reduce the development's impact on climate change. To this regard, the Local Planning Authority does not object to the proposal on these grounds.

Water Neutrality:
A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Biodiversity Net Gain (BNG):
Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This requires that development must achieve at least 10% BNG on all habitats within the development site.

The Applicant has submitted a Biodiversity Metric as part of this application, which has been revised to address the Council BNG Ecologist's comments. Overall, it is noted that the Metric demonstrates that the proposed enhancements to be delivered within the site as part of the proposal would achieve a 17.76% net gain in area habitats, an 25.20%% net gain in hedgerows, and a net gain in watercourse habitat of some 29.05%. Officers are therefore now satisfied that the proposal would demonstrate significant on-site BNG enhancements.

It is a condition of the planning permission that a Biodiversity Net Gain Plan be submitted and approved in writing by the Local Planning Authority. This would show how the development will achieve BNG and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. The long-term management, maintenance and monitoring of the significant on-site enhancements for the required minimum 30 years will be secured within the s106 Legal Agreement, which the applicant has entered into.

Conclusion

The existing barn on the site was subject to considerations under the Agricultural PD rights in 2020 and was erected under these limitations, albeit having open sides in contrast to the enclosed barn that was set out within the Prior Notification documents. Permission has been granted for a larger vehicular site entrance over and above the original 5-bar field gate that previously enabled access to the fields, now allowing vehicles to pull clear of the highway while the gate is opened. It is noted that whilst part of this access has been implemented, it is not fully in accordance with the details of the consent granted at the start of 2021.

As with the previous planning proposal, Officers understand that the applicant's business has been established for some 10 years, with the need to relocate from its previous location within the District, along with the horses currently owned by business, and staff and grooms. This is therefore an established equine business that has a successful business model and breeding program, and what appears to be particular and fully understood needs of the business and its animals.

The current proposal now extends to the wider considerations of a change of use of the entire site from agricultural use to an equine use, along with the supporting equine facilities proposed to the western part of the site, set distanced from the public interface of the site.

Officers consider that the amended proposal now being considered would lead to an acceptable scale of development and level of intensification on this site, suited to the rural location in which it lies, with suitable compensatory landscape mitigations proposed.

The proposal is therefore now considered to accord with the expectations of local and national planning policies (NPPF para 174, HDPF policies 25 and 31, and Slinfold NP policy 4).

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
All Other Development	1274.8	357.4	917.4
		Total Gain	917.4
		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 (including any demolition, earthworks, or site clearance) shall take place until the Local Planning Authority has been provided with either:
a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
b) A statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

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 LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

4 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:
(a) All trees on the site shown for retention on approved drawing number [TREE PROTECTION / LANDSCAPE PLAN REF: 05720/ 2022], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
(b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
(c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.
Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Arun Ecology, August 2024) shall be submitted to and approved in writing by the local planning authority. 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 LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

6 **Pre-Occupation / use 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).

7 **Pre-Occupation / use Condition:** No part of the development shall be first occupied until visibility splays of 2.4 metres by 180 metres have been provided at the proposed site vehicular access onto Stane Street in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation / use Condition:** No part of the development shall be first occupied until such time as the vehicle parking and turning spaces, and the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled ACCESS PLAN and numbered 10806/102 Rev P7.

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).

9 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Arun Ecology, August 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for mobile species in Sections 6.4.1, 6.4.7 and 6.4.8 of the Preliminary Ecological Appraisal (Arun Ecology, August 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: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

10 **Regulatory Condition:** In the event that any external lighting is required, then a lighting design scheme for biodiversity based on GN: 08/23 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: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

11 **Regulatory Condition:** No PA systems or use of amplified music shall be used or installed other than with the permission of the Local Planning Authority by way of formal application.

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

12 **Regulatory Condition:** The stables hereby permitted shall not be used for commercial purposes or in connection with any form of riding or livery establishment.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [ISCD 05867/2022, dated September 2022, received 16/10/2024].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition:** All works involving hard-standings and excavations shall be positioned to ensure they lie outside of the 15m buffer zone of the Ancient Woodland along the southern boundary of the site. Furthermore, all activities shall be restricted within this buffer zone to avoid undue harm occurring by way of the change of use of the land, with permanent fencing installed to ensure no damaging activities occur within the Ancient Woodland buffer zone, in accordance with BNG Proposed Habitat Plan [DebbyLax-C-NJA-015-001-001].

Reason: To ensure the successful and satisfactory protection of the ancient woodland in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

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

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

16 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Report [SCD 05720/ 2022, Sept 2022].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:
Submit a biodiversity gain plan - GOV.UK (www.gov.uk).

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

NOTE TO APPLICANT
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

NOTE TO APPLICANT
This consent does not grant planning permission for the siting or stationing of a caravan or mobile home on the land for staff accommodation purposes., for which separate permission is required under the Town & Country Planning Act 1990.

NOTE TO APPLICANT
Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at planningportal.co.uk/planning/planning-applications

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.

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

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	TREE AND LANDSCAPE PLAN	SCD 05867 / 2022	16.10.2024
Location & Block plan		FE01 REV D	16.10.2024
Elevation & Floor plan	Proposed Stable Floor Plans and Elevations	FE02 REV D	16.10.2024
Plans	Proposed Sand School	FE03 REV C	16.10.2024
Plans	Access Plan	10806/102 REV P7	16.10.2024
Plans	PROPOSED PASSING PLACES	10806/104 REV P1	09.12.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 14/05/2026

Authorising Officer sign/initial J Hawkes Date: 15.05.2026