

MME PLANNING SERVICES

Conversion of existing stable building into 1no holiday
let with associated works.

at

The Green, Goose Green Lane, Goose Green,
Pulborough, West Sussex, RH20 2LW

Planning and Statement

Ref: P-094a

March 2026

Version 1

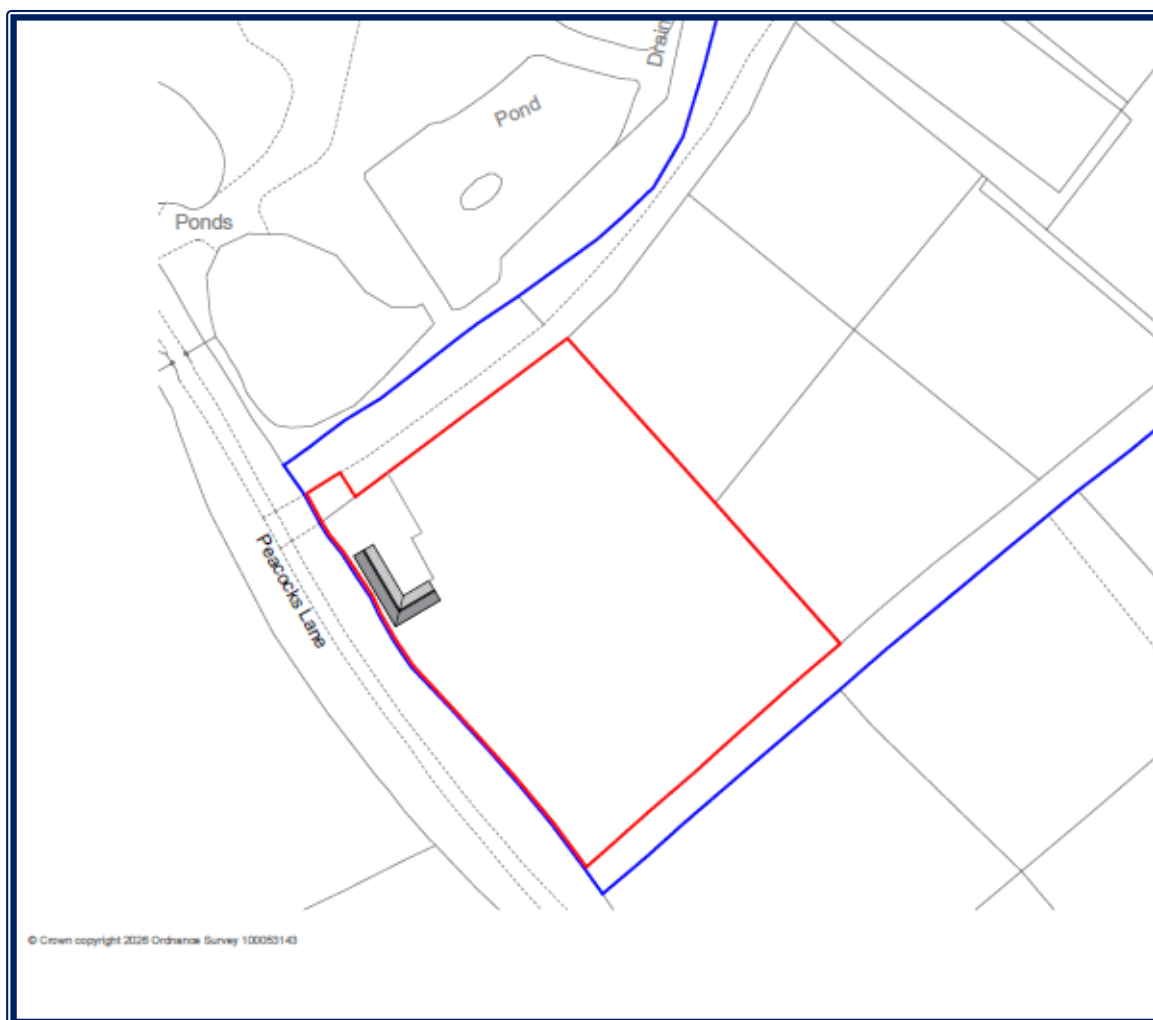


Figure 1: Site Location

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1. Introduction

- 1.1 We are instructed by Mr Julian Brown to prepare and submit this full planning application for the 'Conversion of existing stable building into 1no holiday let with associated works' at The Green, Goose Green Lane, Goose Green, Pulborough, West Sussex, RH20 2LW.
- 1.2 This statement sets out the proposed scheme in detail with regard to the following aspects: the planning history of the site, the development proposals, the relevant planning policy, the planning merits of the scheme and how the proposals comply with the Council's policies.

2. Site, Surroundings, Background

- 2.1 The application site relates to a disused detached stable building situated within the wider grounds of the dwelling known as The Green, Goose Green. While the address of the site relates to Goose Green Lane, the application building is located in close proximity to Peacocks Lane to the south-west. The application site is located outside of any designated built-up area boundary and is therefore located within the countryside in policy terms.
- 2.2 The site consists of the stable building and surrounding paddocks with a small hardstanding area accessed via the existing access point from Peacocks Lane. The stable building is of a simple traditional equestrian design with a number of existing openings.
- 2.3 The surrounding area generally consists of sporadic residential development consisting of individually designed dwellings of varying built forms, set within a mixture of plot sizes. The site is located in close proximity to the Public Right of Way (PROW) network and it is noted that the site is also located approximately 240m away from a site to the south which was recently granted planning permission for holiday accommodation under planning reference DC/24/1464 in October 2025.

3. Planning History

3.1 N/A

4. Proposals

- 4.1 As detailed above, planning permission is sought for the use of an existing stable building as 1no 2-bed holiday let. The holiday let would consist of a lounge / kitchen / dining area, 2no bedrooms and 2no bathrooms. The GIA of the holiday let would be approximately 74sqm.
- 4.2 The proposals include modest alterations to create windows and doors which would be predominantly positioned within existing openings of the host building. No extensions or alterations to the existing floor area of the building are proposed.
- 4.3 The proposed holiday let would be served by an existing access from Peacocks Lane with sufficient parking for vehicles available.
- 4.4 Given the nature of the development and positioning, there would be minimal impact on the setting, with no impact on neighbouring amenity or the surrounding area.

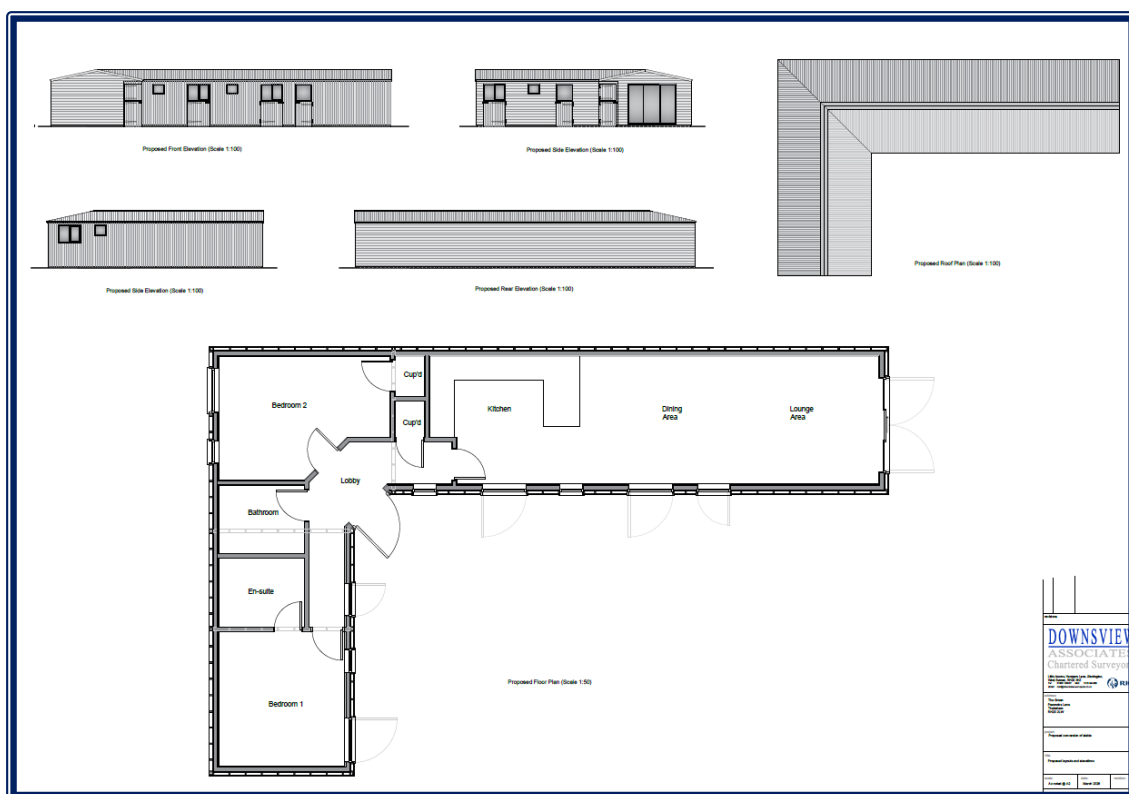


Figure 2: Proposed Elevations, Floor Plan and Roof Plan

5. Planning Policy

National Planning Policy Framework (NPPF) (2024) and National Guidance

- 5.1 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.
- 5.2 Running throughout the NPPF is a presumption in favour of sustainable development. Sustainable development is achieved through three main objectives which are – economic, social and environmental.
- 5.3 Paragraph 11 of the NPPF states that for decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless the policies of the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or, any adverse impact of doing so would 'significantly and demonstrably outweigh the benefits' when assessed against the policies of the NPPF when taken as a whole (NPPF paragraph 11 (d)).

Horsham District Planning Framework (HDPF) (2015)

- 5.4 Paragraph 34 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council has submitted its new local plan for examination, however at this stage, the emerging policies carry little to no weight in decision making.
- 5.5 A Local Development Scheme (LDS) was published in February 2025 by the Council. The LDS sets out the production timetable for the New Local Plan anticipated to be adopted in April 2026. Notwithstanding the above, as the HDPF is now over 5 years old, the most important policies for determining this application / appeal are now considered to be 'out-of-date'. This position is further highlighted given that the Horsham District Local Plan examination hearing meetings scheduled for January 2025 were cancelled by the appointed Inspector, and in April 2025 advised that the Plan is withdrawn due to concerns about its legal compliance. Proceedings for the new Local Plan are due to re-open in April 2026, however at this stage, the new local plan carries limited weight in decision-making.

5.6 While considered to be out-of-date, the main HDPF policies relevant to this application are as follows:

- 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 10 - Rural Economic Development
- Policy 11 - Tourism and Cultural Facilities
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Countryside Protection
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 34 - Cultural and Heritage Assets
- Policy 40 - Sustainable Transport
- Policy 41 - Parking
- Policy 43 - Community Facilities, Leisure and Recreation

Thakeham Neighbourhood Plan (TNP) (2017)

5.7 While also considered to be out-of-date, the Neighbourhood Plan policies relevant to this application are as follows:

- Thakeham1 - A Spatial Plan for the Parish
- Thakeham5 - Employment Sites
- Thakeham6 - Design

Planning Advice Note(s) (PAN)

5.8 Relevant PANs to this application are as follows:

- Biodiversity and Green Infrastructure
- Shaping Development in Horsham District

6. Planning Considerations

Principle of Development

- 6.1 Policy 7 of the Horsham District Planning Framework (HDPF) states that sustainable employment development in Horsham District will be achieved by the promotion of the District as an attractive place to stay and visit to increase the value of the tourism economy.
- 6.2 Policy 11 of the Horsham District Planning Framework (HDPF) states that measures which promote tourism and enhance local cultural facilities, including recreation based rural diversification, will be encouraged.
- 6.3 Any development should be of a scale and type appropriate to the location, and should increase the range, or improve the quality of accommodation, attraction or experiences for tourists, day visitors, business visitors, and residents in the District.
- 6.4 Policy 26 of the HDPF requires that development in the countryside must be essential to its location, of an appropriate scale, and must not result in a significant increase in the overall level of activity in the countryside. Policies supporting rural economic activity and tourism seek to encourage appropriate diversification, particularly where proposals make use of existing buildings and contribute to the local economy without undermining countryside character.
- 6.5 The Horsham District Visitor Accommodation Study (July 2016) outlines that the District is well-placed to capitalise on the projected growth in domestic short break and overseas tourist markets and the increasing demand for family and friend get-togethers, celebrations, and weekends away. The study concludes that there is insufficient provision of all forms of visitor accommodation in the District.
- 6.6 The proposal involves the reuse and conversion of an existing rural building which aligns with the objectives of sustainable rural development. The proposed holiday accommodation would provide small-scale visitor accommodation, supporting tourism in the district and making efficient use of an existing structure.
- 6.7 The site is located approximately 1.1km away from the closest built-up area of Thakeham, which includes a pub and church, and the site is well related to the PROW network. The site is therefore considered to be appropriate for this type of use. As detailed above, this location was considered to be appropriate by the Council under reference DC/24/1464, which was approved in October 2025.

- 6.8 The proposed scale and nature of the accommodation is considered to be appropriate to the character and location of the area, whilst improving the range and quality of facilities for visitors.
- 6.9 In policy terms, it is considered that the principle of the proposal would be acceptable. The accommodation makes use of an existing building in an appropriate location and increases the quality of accommodation within the District. In addition, the site has an established vehicular access and a suitable parking area.
- 6.10 Taking the above into account, it is considered that in this context, the proposed holiday let would be acceptable in principle, in accordance with Policies 11 and 26 of the HDPF.

Design, Appearance, and Heritage Considerations

- 6.11 Policy 25 of the HDPF seeks to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve, and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. In addition, development will be supported where it maintains and enhances the Green Infrastructure Network.
- 6.12 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built surroundings, landscape, open spaces and to consider any impact on the skyline and important views.
- 6.13 As detailed within the submitted plans, the proposals would preserve the overall character and appearance of the existing building and its rural setting. The external wall and roof materials of the stable building would be retained, with the submitted structural report confirming that the building is suitable for conversion. The existing openings of the stable building would be utilised to provide a modest number of windows and door openings to serve the proposed use. Given that the existing footprint would be retained, and the overall equestrian character of the building would be preserved, it is considered that the proposed use would not appear out of keeping and would not have a detrimental impact on the countryside location.

- 6.14 The development would therefore be in accordance with Policies 25, 32 and 33 of the HDPF.

Neighbouring Amenity

- 6.15 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.16 Given the nature of the proposals and the existing use of the building / site, the proposals would not have a detrimental impact on neighbouring amenity. The proposed use would not result in a marked increase in activity when compared to the existing use and significant distances would be maintained to neighbouring properties.
- 6.17 Given the context, there would be no issues in terms of overlooking, noise or loss of privacy that would arise as a result of the proposed use. Taking into account the small scale and nature of the proposed use, which is similar to that of the surrounding residential uses, it is not considered that the development would result in any adverse harm to the amenities of neighbouring properties and is acceptable in this regard.

Parking and Highways

- 6.18 Policies 40 and 41 of the HDPF require that development provides safe and suitable access and adequate parking and facilities to meet the needs of anticipated users, with consideration given to the needs of cycle parking, motorcycle parking and electric/low emission vehicles.
- 6.19 As set out above, the development would be served by an existing vehicular access and hardstanding / parking area. The proposal would not generate a significant increase in trips to and from the site when compared to the existing use and would not give rise to a material intensification of use of the existing access point. Given the small-scale nature of the use, the proposals would not result in any highway safety or capacity concerns.
- 6.20 Therefore, there are no transport or parking grounds to resist the development and the application would be in accordance with the above policies.

7. Summary and Conclusion

- 7.1 Overall, the proposal represents an appropriate form of development within this sustainable location. The development makes efficient and sustainable use of an existing rural building, supports the local tourism economy, and preserves the character and appearance of the countryside. The development is also acceptable in terms of neighbouring amenity and transport and parking.
- 7.2 The development would be in accordance with Policies 11, 25, 26, 32 and 33 of the HDPF and therefore, the Local Planning Authority is respectfully asked to grant planning permission accordingly.