



## PLANNING, DESIGN AND ACCESS STATEMENT

Downsview Farm  
Clay Lane  
Cootham  
Pulborough  
West Sussex  
RH20 4HL

Regularisation of building providing a holiday let,  
agricultural training room and office

Client: Mr Richard Scott of Scott Free Range

December 2025

## CONTENTS

|     |                               |    |
|-----|-------------------------------|----|
| 1.0 | Introduction                  | 3  |
| 2.0 | The Proposal and Background   | 4  |
| 3.0 | The Site and Surrounding Area | 7  |
| 4.0 | Planning History              | 12 |
| 5.0 | Planning Policy               | 13 |
| 6.0 | Planning Appraisal            | 21 |
| 7.0 | Conclusion                    | 26 |

## Appendices

|            |                                                                                                                                                                            |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appendix A | Decision Notice for Application DC/17/2639                                                                                                                                 |
| Appendix B | Letter from Guy Everest dated 24 <sup>th</sup> February 2022 withdrawing application SDNP/17/02592/FUL as it was considered that the site is not within the SDNP boundary. |
| Appendix C | Air b n b Particulars                                                                                                                                                      |

## 1.0 Introduction

- 1.1 Sadler Planning Limited is instructed by Mr Richard Scott of Scott Free Range to submit a planning application to regularise a building providing a holiday let, agricultural training room and office at Downsview Farm, Clay Lane, Cootham, Pulborough, West Sussex, RH20 4HL.
- 1.2 This Planning, Design and Access Statement has been written by Kathryn Sadler BA (Hons) Dip TP MRTPI who has over 23 years experience of working as a Town Planner within local authorities and private practices within the southeast.
- 1.3 The Statement should be read in conjunction with the plans.

## 2.0 The Proposal

- 2.1 The application seeks retrospective planning consent for a holiday let, agricultural training room and office at Downsview Farm, Clay Lane, Cootham.
- 2.2 The building was first put on site in 2018 and was to be used for agricultural training, butchery courses and accommodation under application DC/17/2639.
- 2.3 The building has been split into two with the western end used as a holiday let and the eastern end would be used as an agricultural training room and office. The holiday let has been used as such since April 2025 whereas the agricultural training room and office is still a proposed use.
- 2.4 The building measures 6.2m by 19m and has an eaves height of 2.5m and a ridge height of 3.6m. The external walls of the building are timber clad and stained brown and the roof consists of asphalt shingles / tiles.
- 2.5 The holiday let provides a small kitchen, lounge, two bedrooms and a shower room and a patio area to sit outside. Two parking spaces are provided for the holiday let directly to the south of the unit.
- 2.6 The holiday let would be used all year round although visitor numbers naturally drop off within the winter months.
- 2.7 The eastern end of the building would provide two office / agricultural training rooms, a small kitchen area, W/C, storage area and a small reception area. Six parking spaces are provided for the training room / office use. There is plenty of space for vehicles to turn and leave in a forward gear.
- 2.8 The agricultural training room would be utilised approximately 2 – 4 times per month with 4 – 6 people attending a training session. The type of agricultural training the Applicant seeks to offer includes safe manual handling, butchery courses, regenerative agriculture techniques and agricultural legislation courses.
- 2.9 The office would be let out to provide a separate income in order to support the agricultural use on site.
- 2.10 The office hours would be 8am – 6pm Monday – Friday and the agricultural training use would be 8am – 6pm Monday – Saturday.

### Background

- 2.11 Richard Scott has run a pig breeding enterprise (Scott Free Range) from Downsview Farm which consists of 20.2ha (50 acres) of land since September 2008. The Applicant has produced finished pigs and has worked hard to develop this market with local butchers, farm shops and restaurants buying his meat.
- 2.12 The Applicant now focuses his time on the butchery side of pig production as well as arable crops.

- 2.13 This application has been submitted at the request of Horsham District Council's Enforcement Team. Having spoken with the Applicant and liaised with Elaine Ralphs (Enforcement) it is clear that there has been some confusion from both the Applicant and the Council over the previous consents granted.
- 2.14 The Applicant submitted a planning application for the building (erection of single storey training / accommodation building for agricultural and butchery courses), to the South Downs National Park Authority in June 2017 (reference SDNP/17/02592/FUL).
- 2.15 The Applicant submitted the same planning application to Horsham District Council for the building (erection of single storey training / accommodation building for agricultural and butchery courses) in November 2017 (reference DC/17/2639) as it was considered by Officers that the site covered two local authority areas.
- 2.16 Both application DC/17/2639 and SDNP/17/02592/FUL were considered at a Committee Meeting on 16<sup>th</sup> January 2018 where they were granted consent. Paragraph 1.2 of the DC/17/2639 Committee Report states *"The application site straddles separate Planning Authority's, the South Downs National Park (SDNP) and Horsham District Council (HDC). It has therefore been necessary to submit a planning application to each Authority, with the accompanying SDNP application also included on this agenda under reference SDNP/17/02595/FUL."* Please see attached committee reports.
- 2.17 A copy of the decision notice for DC/17/2639 which is dated 19<sup>th</sup> January 2018 can be found at Appendix A. A decision notice for SDNP/17/02592/FUL appears to have never been received. However, there is a letter on the SDNPA website, from Guy Everest dated 24<sup>th</sup> February 2022 (some 4 years later) withdrawing the application because the site is not within the SDNP boundary. Please refer to Appendix B for this letter. The Owner was not aware that this application had been withdrawn by the Council.
- 2.18 The Applicant did submit a Discharge of Condition Application via the Planning Portal (reference PP-06784862) on 1<sup>st</sup> March 2018 which sought to discharge Conditions 3, 4, 5 and 6 on DC/17/2639. However, the form completed seems to be a SDNPA Discharge of Condition Form which refers to DC/17/2639 (Horsham's Application). As far as the Applicant was concerned, he had submitted details to discharge the conditions. There are also two emails on the DC/17/2639 file seeking to discharge conditions 4 and 5 dated 20<sup>th</sup> February 2018 which are addressed to Robert Hermitage.
- 2.19 It would appear that the conditions on DC/17/2639 were not formally discharged and therefore the consent was not legally commenced. Therefore, the Applicant is having to re-submit the application to regularise the building and use.
- 2.20 It would appear that the site area is plotted on the Planning Portal as being within the SDNPA but it is wholly within Horsham District Council's boundary. This is perhaps why this confusion has arisen and resulted in the Applicant having to re-apply again.
- 2.21 The building was originally the temporary rural workers dwelling for the farm and was sited adjacent to the permanent house which has since been constructed. The Applicant moved

the building to its current site in 2018 when they moved into the permanent dwelling at the farm.

- 2.22 The holiday let has been used since April 2025. Since that time, the holiday let has proved popular and visitors have all left 4 and 5 star reviews. The accommodation is advertised on Air b n b at this weblink: [The Cabin - Airbnb](#)
- 2.23 The income derived from the holiday let has helped to supplement the agricultural farming business (Scott Free Range) operated by the Applicant at Downsview Farm.

### 3.0 The Site and Surrounding Area

- 3.1 Downsview Farm is located outside the built up area of Storrington and in a countryside location. The farm is sited to the east of Clay Lane and the farm holding is covered by two local authority areas. The Application site is within Horsham District Council with the farm land to the south within the South Downs National Park. The South Downs National Park boundary runs just to the south of the driveway.



Photo Above: The holiday let and patio area

- 3.2 An existing hard surfaced access track gives vehicular access from Clay Lane to the existing farm yard where the building is located. The building is located to the north of the access track and the existing parking area is located to the south of the access track.
- 3.3 The access track is cut into the existing land levels and therefore the parking area and building are sat at a lower level to the surrounding land. This screens the building from surrounding views.



Photo Above: The existing car parking area



Photo Above: Looking from the south towards the building which is behind the tree

- 3.4 The building is sited adjacent to the existing cold store and butchery on site which is used to store pig and sheep carcasses prior to being prepared for butchery and sale. The agricultural training rooms would be adjacent to the butchery and cold store as the two uses would be interlinked.
- 3.5 Downsview Farm consists of 20.2ha (50 acres) of arable and grassland with agricultural yard, feed silos, cold store and farmhouse.



Photo Above: The existing cold store and butchery building to the east of the application building



Photo Above: The adjacent cold store and butchery which will be linked to the agricultural training room



Photo Above: The existing access track and application building



Photo Above: The existing access track from Clay Lane

## 4.0 Planning History

### 4.1 The property has the following planning history:

|                     |                                                                                                                                                                                             |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DC/08/1741 -        | Prior notification to erect 5 feed bin stores Approved 18 August 2008.                                                                                                                      |
| DC/11/0751 -        | Cold store facility to store approx. 50 – 60 carcasses per week, installation of an emergency super silent generator, toilet, changing area and 2 No. deep freezes – Permitted 13 May 2011. |
| SDNP/14/00249/FUL   | Erection of permanent agricultural workers dwelling – Permitted 14 <sup>th</sup> March 2014.                                                                                                |
| SDNP/14/04270/DCOND | Details pursuant to Condition 2 (Materials) on application SDNP/14/00249/FUL – Approved 4 <sup>th</sup> September 2014.                                                                     |
| DC/17/2639 -        | Proposed erection of single storey training / accommodation building for agricultural and butchery courses – Permitted 19 <sup>th</sup> January 2018.                                       |
| SDNP/17/02592/FUL - | Proposed erection of single storey training / accommodation building for agricultural and butchery courses – Withdrawn 24 <sup>th</sup> February 2022.                                      |

## 5.0 Planning Policy

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the policies in the Development Plan, unless other material considerations indicate otherwise.

5.2 The documents that comprises the Development Plan are:

- Horsham District Planning Framework, November 2015;
- Emerging Horsham District Local Plan (2023 – 40) (Regulation 19 Stage)

5.3 Storrington, Sullington and Washington Neighbourhood Plan 2018 – 2031 was made in September 2019.

5.4 In December 2024, the revised National Planning Policy Framework (NPPF) was published and sets out the governments planning policies for England and how these are expected to be applied.

### National Planning Policy Framework (NPPF) December 2024

5.5 Paragraph 8 indicates that there are three elements to sustainable development, economic, social and environmental.

5.6 Paragraph 11 confirms that the heart Framework is a presumption in favour of sustainable development. For decision-taking, the NPPF states that this means:

*“Approving development proposals that accord with an up-to-date development plan without delay; or*

*where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

5.7 Paragraph 39 states that local planning authorities should *“work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

5.8 Paragraph 135 states *“Planning policies and decisions should ensure that developments:*

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

5.9 Paragraph 88 states *"Planning policies and decisions should enable:*

- a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;*
- b) *the development and diversification of agricultural and other land-based rural businesses;*
- c) *sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) *the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."*

5.10 Paragraph 189 states *"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."*

#### Horsham District Planning Framework (HDPF) 2015

5.11 Policy 1 (Sustainable Development) states *"When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise."*

5.12 Policy 10 (Rural Economic Development) 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. 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.*

*Proposals for the conversion of rural buildings to business and commercial uses will be considered favourably over residential in the first instance."*

- 5.13 Policy 11 (Tourism and Cultural Facilities) states *"Measures which promote tourism and enhance local cultural facilities, including recreation based rural diversification, will be encouraged. 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. Support will particularly be given to proposals which:*

1. *Reinforce the local distinctiveness and improve existing facilities;*
2. *Focuses major tourism and cultural facilities in Horsham town centre;*
3. *Seek to ensure that facilities are available within the towns and villages in the district and are in keeping with their relationship with the urban area and countryside around them especially in and around the High Weald AONB and the South Downs National Park;*
4. *Develop the opportunities associated with rural diversification and rural development initiatives, particularly where they assist farm diversification projects, benefit the local economy, or enable the retention of buildings contributing to the character of the countryside; and*
5. *Do not result in the loss of a cultural resource."*

- 5.14 Policy 25 (District Character and the Natural Environment) states:

*"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.*
4. *Conserve and where possible enhance the setting of the South Downs National Park."*

5.15 Policy 26 (Countryside Protection) states *"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:*

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."*

5.16 Policy 31 (Green Infrastructure and Biodiversity) states:

1. *Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.*
2. *Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks....."*

5.17 Policy 32 (The Quality of New Development) states *“High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:*

- 1. Provide an attractive, functional, accessible, safe and adaptable environment;*
- 2. Complement locally distinctive characters and heritage of the district;*
- 3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;*
- 4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and*
- 5. Help secure a framework of high quality open spaces which meets the identified needs of the community.”*

5.18 Policy 33 (Development Principles) states *“In order to conserve and enhance the natural and built environment developments shall be required to:*

- 1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;*
- 2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;*
- 3. 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, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;*
- 4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;*
- 5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;*
- 6. Presume 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; and,*
- 7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.*

*Proposals will also need to take the following into account where relevant:*

*8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;*

*9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;*

*10. Contribute to the removal of physical barriers; and,*

*11. Make a clear distinction between the public and private spaces within the site."*

5.19 Policy 37 (Sustainable Design and Construction) states *"Proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate the following measures where appropriate according to the type of development and location:*

- 1. Maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy;*
- 2. Limit water use to 110 litres/person/day;*
- 3. Use design measures to minimise vulnerability to flooding and heatwave events;*
- 4. Be designed to encourage the use of natural lighting and ventilation;*
- 5. Be designed to encourage walking, cycling, cycle storage and accessibility to sustainable forms of transport;*
- 6. Minimise construction and demolition waste and utilise recycled and low-impact materials;*
- 7. Be flexible to allow future modification of use or layout, facilitating future adaptation, refurbishment and retrofitting;*
- 8. Incorporate measures which enhance the biodiversity value of development.*

*All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of design.*

*New homes and workplaces should include the provision of high-speed broadband access and enable provision of future technologies where available."*

5.20 Policy 41 (Parking) states:

- "1. Development should seek to improve parking in town centres so it is convenient, safe and secure. Parking provision must ensure a balance between good urban design, highway safety, residential amenity and promoting town centre attractiveness and vitality.*
- 2. Adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Consideration should be given to the needs of cycle parking, motorcycle parking, charging plug-in or other low emission vehicles and the mobility impaired."*

Horsham District Local Plan

- 5.21 The Horsham District Planning Framework (HDPF) is now over 5 years old and a new local plan (the Horsham District Local Plan (HDLP)) has been prepared and has progressed through Regulation 19 consultation stage. The examination of the Plan was scheduled to take place in December 2024 and January 2025. The examination process was put on hold in December because of 'significant concerns about the soundness and legal compliance of the Plan in respect of a number of areas.'
- 5.22 On 22 April 2025 the Council published the Inspector's subsequent Interim Findings Letter which has recommended that the Plan be withdrawn, principally due to his view that the Council had failed to satisfactorily comply with the legal Duty to Co-operate.

Storrington, Sullington and Washington Neighbourhood Plan

- 5.23 Policy 1 (A spatial plan for the Parishes) states *"Development proposals outside of these definitions will be required to conform to Development Plan policies in respect of the management of development in the countryside."*
- 5.24 Policy 10 (Tourist Accommodation) states *"Policy 10: Tourist Accommodation Proposals for the development of or change of use to, a C1 bed and breakfast, hotel or hostel use will be supported, provided the scheme:*
- i. If located in the South Downs National Park, has regard to conserving its landscape and scenic beauty;*
  - ii. Provides for sufficient off-street car parking spaces; and*
  - iii. Does not detract from the amenities of adjoining residential properties."*
- 5.25 Policy 14 (Design) states *"The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape."*
- 5.26 Policy 15 (Green Infrastructure & Biodiversity) states *"Development proposals must ensure the green infrastructure assets of the Parishes are protected and maintained, and wherever possible, enhanced."*

*Development proposals will be supported, provided their layout and landscape schemes have regard to the following principles as appropriate:*

- i. Existing hedgerows, trees, banks, ponds, watercourses and other important landscape and natural features must be retained wherever possible to encourage wildlife and for visual reasons; any hedgerow replacement must be with indigenous species, e.g. avoiding the use of coniferous plants;*
- ii. Development proposals should demonstrate that appropriate consideration has been given to providing for wildlife and that, wherever possible, sustainable proposals to protect wildlife interests have been incorporated into the design;*
- iii. All trees are important to the setting of the parishes and to wildlife and so regard must be had to their retention or replacement with indigenous species to retain that setting;*

- iv. *Schemes must retain existing green corridors, ponds and other important wildlife habitats and the opportunity for a landscape scheme to provide a new green corridor to achieve ecological connectivity between open countryside and an existing wildlife habitat in a developed area, should be realised where it is practical.*
- v. *Landscape schemes should provide for the effective screening of new developments, including providing for their ongoing maintenance;*
- vi. *Landscape design proposals should seek to create multifunctional networks of spaces and features which connect with surrounding and existing biodiversity corridors;*
- vii. *New development should minimise the need to travel and through good design and site layouts prioritise the needs of pedestrians and cyclists, minimising the distance to local transport modes and maximising opportunities to connect with existing pedestrian and cycle networks;*
- viii. *Sustainable urban drainage measures should be integrated within the landscape design as part of a multifunctional layout. Where possible this should incorporate appropriate surface water features."*

5.27 Policy 17 (Traffic and Transport) states *"Development proposals will be supported provided they can demonstrate that their residual traffic impacts on the local road network are not severe."*

5.28 Policy 18 (Car Parking) states *"Development proposals that will result in the net loss of public car parking facilities in Storrington village centre will be resisted. Proposals that will result in additional public car parking facilities to support the village centre will be supported."*

## 6.0 Planning Appraisal

### Principle of Development

- 6.1 At a national level, paragraph 88 of the NPPF sets out that *"Planning policies and decisions should enable:*
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;*
  - b) the development and diversification of agricultural and other land-based rural businesses;*
  - c) sustainable rural tourism and leisure developments which respect the character of the countryside".*
- 6.2 It is clear that there is policy support for development and diversification of agricultural businesses such as the agricultural training rooms and offices together with sustainable rural tourism that respects the character of the countryside such as the proposed holiday let.
- 6.3 At a local level, the site is located outside of the defined built up area, and is therefore considered to be located within the countryside. Policy 26 of the HDPF states that development will not be permitted unless it is considered essential to its countryside location and does not lead, either cumulatively or individually, to a significant increase in the overall level of activity in the countryside.
- 6.4 Policy 10 of the HDPF relates to rural economic development, and states that 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.
- 6.5 The application proposes to diversify the existing agricultural use on the site, by utilising a building (adjacent to the existing cold store building) for teaching butchery courses, office use, regenerative agriculture techniques and agricultural legislative courses to farmers, landowners and members of the public. The proposed use would be contained within the building and existing operations on the site would not be affected. Whilst the provision of an associated agricultural facility open to the public on the site would result in a slight increase in trip generation to the farm, approximately 2 – 4 courses would be run each month and therefore it is not considered to be of a scale that would result in an adverse increase in activity within the countryside.
- 6.6 Policy 11 of the HDPF seeks to promote tourism and develop opportunities associated with rural diversification and rural development initiatives, particularly where they assist farm diversification projects and benefit the local economy. It is therefore considered that the proposal would promote tourism by providing a holiday let unit, close to the South Downs National Park where tourism is also promoted.

- 6.7 The proposal would assist in farm diversification as it would bring in an income stream to help sustain the agricultural activities on site which include the butchery of pigs and the production of arable crops through Scott Free Range.
- 6.8 The holiday unit would also benefit the local economy as visitors would spend money in local pubs, restaurants, tea rooms, shops, farm shops, attractions and services within the local area. This helps to sustain local businesses.
- 6.9 There are numerous tourist attractions nearby including Amberley Museum, Parham House and Gardens, RSPB Pulborough Brooks, Arundel Castle, Arundel Wetland Centre and the Weald and Downland Museum. The South Downs are also right on the doorstep with the South Downs Way running close to the site for walking, cycling and horse riding. The holiday let is well positioned for these tourist attractions and local services.
- 6.10 The Horsham District Visitor Hotel and Visitor Accommodation Study (2016) found a strong and growing market for visitor accommodation across the District based upon a number of issues including the need for new high quality holiday cottages. The accommodation makes a small but important contribution to help fulfil this need.
- 6.11 It is therefore considered that the proposal is in accordance with policies 10 and 11 of the HDPF and paragraph 88 of the NPPF.
- 6.12 Therefore, the principle of providing holiday let accommodation and agricultural training rooms and offices is therefore established.

#### Case Studies

- 6.13 The following are examples of where the Council have granted planning permission for similar self-catering holiday let accommodation within the countryside:
- DC/23/0984 - Walden Hall, Cowfold Road, West Grinstead - This planning application was approved in February 2024 for the conversion of a stable building to form 4 self-contained holiday lets.
  - DC/20/1282 - West Wantley, Fryern Road, Storrington, Pulborough. - This planning application was approved in September 2020 for the demolition of an existing dairy and stables and rebuilding as a single storey building to provide 1 number 3 bed holiday let unit.
  - DC/14/1066 - Fantasy House, Elm Grove Lane, Steyning - Planning permission was approved in August 2014 for the demolition of part of the existing building, construction of 1.5 storey replacement building for office use and convert part of building to provide holiday let accommodation and associated internal works.

#### Design and Appearance

- 6.14 Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with

proposals contributing to a sense of place through appropriate scale, massing and appearance.

- 6.15 Paragraph 135 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.
- 6.16 It is considered that the building is of a scale, mass and appearance that would reflect the character of the local area as the building has timber cladding to the external facades which is typical of rural buildings. The scale of the building is not dissimilar to other rural buildings in the local area and within a farm yard. The mass of the building has been kept low as the building is single storey with a ridge height of 3.6m which is significantly lower than the adjacent cold store and butchery. The building is hardly noticeable within the wider landscape setting due to being sited on much lower land.
- 6.17 The proposed development is therefore considered to accord with Policies 25, 32, and 33 of the Horsham District Planning Framework (HDPF) (2015).

#### Visual Impact and Setting

- 6.18 Policy 30 states that development within or near the Sussex Downs that would adversely affect the character, quality, views, distinctiveness, or threaten the public enjoyment of these landscapes will not be permitted.
- 6.19 Policy 33 relates to general development principles. It seeks to ensure that development proposals 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.
- 6.20 The holiday let and agricultural training / office building is sited adjacent to the existing cold store / butchery building within the yard of the holding, measuring 19m in width, 6.2m in depth, and would host a pitched roof with an eaves height of 2.5m and a maximum ridge height of 3.6m. The building sits comfortably within a dip in the landscape setting and within the large yard of the farm and would be sited close to an existing building on the site – thus consolidating the built form to one area. The pitched roof and simple plan form of the proposed building is considered appropriate for its setting and would not appear out of context within the rural setting.
- 6.21 Given the topography and screening surrounding the application site, coupled with the orientation and relatively low height of the proposed building, views of the building would be largely obscured from view from the north and south, which is within the ownership of the Applicant.

- 6.22 It is considered that the proposed building would not result in any harm to the character and appearance or the quality, views, distinctiveness, or threaten the public enjoyment of the South Downs National Park, in accordance with Policy 30 of the HDPF.

#### Amenity Impacts

- 6.23 There are no close neighbours to the site. The nearest house is located opposite the entrance to the farm, some 100 metres away. It is therefore considered that the proposal would not give rise to any impact on neighbouring occupiers amenities in accordance with Policy 33 of the HDPF.

#### Highway / Access Impacts

- 6.24 The proposal provides two parking spaces for the holiday let and six parking spaces for the agricultural training rooms and office. There is plenty of space for vehicles to park and turn on site so that they can leave in a forward gear.
- 6.25 Policies 40 and 41 of the HDPF state that development should provide safe and adequate access and parking, and facilities to meet the needs of anticipated users.
- 6.26 The holiday let use has been on going since April 2025 and the site has already been granted consent in January 2018 under reference DC/17/2639 for the erection of a single storey training / accommodation building for agricultural and butchery courses. The access and parking were considered acceptable then for these uses.
- 6.27 It is considered that the proposal would have an acceptable impact on highway safety and would not result in 'severe' cumulative impacts on the operation of the highway network. As such, the proposal is considered to accord with policies 40 and 41 of the HDPF.

#### Water Neutrality

- 6.28 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.
- 6.29 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.

6.30 For applicants, this means that:

1. No water neutrality statement is now required;
2. No payment into SNWCS is needed to use the Southern Water capacity referred to above;
3. No bespoke conditions or s106 obligations are required to demonstrate water neutrality.

#### Ecology and BNG

6.31 The application is a retrospective application as the building and parking area have been in situ since 2018.

6.32 This application is a Section 73A application and BNG does not apply to retrospective planning permissions made under section 73A.

6.33 In any event the development is below the threshold as the areas where the building and parking is situated has been hard surfaced since at least 2018. The development does not impact a priority habitat and impacts less than 25 square metres of on-site habitat.

6.34 No physical changes to the building or parking area are proposed.

## 7.0 Conclusion

- 7.1 The proposal for holiday accommodation, agricultural training rooms and office to provide farm diversification is supported at a national level through paragraph 88 of the NPPF which supports the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings, the development and diversification of agricultural and other land-based rural businesses and sustainable rural tourism and leisure developments which respect the character of the countryside.
- 7.2 The proposal is supported at a local level by Policy 10 of the HDPF which seeks to encourage local employment opportunities and economic, social, and environmental benefits for local communities.
- 7.3 Policy 11 of the HDPF promotes tourism and rural diversification and rural development initiatives, particularly where they assist farm diversification projects and benefit the local economy. It is therefore considered that the proposal would promote tourism by providing a holiday let unit, close to the South Downs National Park where tourism is also promoted. The proposal would assist in farm diversification as it would bring in an income stream to help sustain the agricultural activities on site.
- 7.4 The Horsham District Visitor Hotel and Visitor Accommodation Study (2016) found a strong and growing market for visitor accommodation across the District based upon a number of issues including the need for new high quality holiday cottages. The accommodation makes a small but important contribution to help fulfil this need.
- 7.5 It is therefore considered that the proposal is in accordance with policies 10 and 11 of the HDPF and paragraph 88 of the NPPF.
- 6.35 It is considered that the building is of a scale, mass and appearance that would reflect the character of the local area as the building has timber cladding to the external facades which is typical of rural buildings. The scale of the building is not dissimilar to other rural buildings in the local area and within a farm yard. The mass of the building has been kept low as the building is single storey with a ridge height of 3.6m which is significantly lower than the adjacent cold store and butchery. The building is hardly noticeable within the wider landscape setting due to being sited on much lower land in accordance with Policies 25, 32, and 33 of the Horsham District Planning Framework (HDPF) (2015).
- 7.6 Given the topography and screening surrounding the application site, coupled with the orientation and relatively low height of the proposed building, views of the building would be largely obscured from view from the north and south, which is within the ownership of the Applicant.
- 7.7 It is considered that the proposed building would not result in any harm to the character and appearance or the quality, views, distinctiveness, or threaten the public enjoyment of the South Downs National Park, in accordance with Policy 30 of the HDPF.
- 7.8 It is considered that the proposal would have an acceptable impact on highway safety and would not result in 'severe' cumulative impacts on the operation of the highway network. As such, the proposal is considered to accord with policies 40 and 41 of the HDPF.

7.9 The development is below the threshold as the areas where the building and parking is situated has been hard surfaced since at least 2018. The development does not impact a priority habitat and impacts less than 25 square metres of on-site habitat.

7.10 Therefore, this application is submitted to you for your favourable consideration.

## Appendix A



Mr Richard Scott  
Scott Free Range  
Downsview Farm  
Clay Lane  
Cootham  
West Sussex  
RH0 4HL

Application Number: DC/17/2639

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)  
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

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

**Proposed erection of single storey training/accommodation building for agricultural and butchery courses**

**Downsview Farm Clay Lane Cootham West Sussex**

to be carried out in accordance with Application No. DC/17/2639 submitted to the Council on 24/11/2017 and subject to compliance with the plans/documents and conditions specified hereunder.

Dr Chris Lyons  
Director of Planning, Economic Development & Property

Date: 19/01/2018

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

| Plan Type      | Description | Drawing Number | Received Date |
|----------------|-------------|----------------|---------------|
| Location plan  |             | NONE           | 23.11.2017    |
| Block plan     |             | NONE           | 23.11.2017    |
| Floor plan     |             | NONE           | 23.11.2017    |
| Elevation plan |             | NONE           | 23.11.2017    |

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2     **Standard Time Condition:** The development hereby permitted shall be begun 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 commence until precise details of the existing and proposed finished floor levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.
- Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 4     **Pre-Commencement Condition:** No development shall commence until a business plan for the agricultural and butchery courses, and associated accommodation, has been submitted to and approved in writing by the Local Planning Authority.
- Reason: The site lies in an area where, in accordance with policy 26 of the Horsham District Planning Framework development unrelated to an essential rural activity would not normally be permitted.
- 5     **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).
- 6     **Pre-Occupation Condition:** Prior to the occupation of the proposed training hereby permitted, a detailed parking arrangement plan, indicating the proposed parking area to the site, including a statement detailing the proposed expected customer movement to and from the site, stating how movement will be managed, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details prior to the commencement of the approved use and shall be retained as such thereafter.
- Reason: As this matter is fundamental to enable the Local Planning Authority to control traffic movement to and from the site, in the interests of amenity by endeavouring to achieve sustainable transport in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).
- 7     **Pre-Occupation Condition:** : Prior to the occupation of the proposed training hereby permitted the existing, and unlawful, mobile home at Downsview Farm shall be removed and the land restored to its former condition in accordance with a scheme of works which have been submitted to and approved in writing by the Local Planning Authority.
- Reason: In the interests of amenity and in accordance with policies 26, 30, 32 and 33 of the HDPF.

- 8 **Regulatory Condition:** The hereby approved building shall only be used for the provision of agricultural and butchery courses, and associated accommodation, in association with the agricultural holding of Downsview Farm.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015), development unrelated to an essential rural activity would not normally be permitted.

- 9 **Regulatory Condition:** The residential accommodation within the hereby approved building shall be occupied solely for purposes ancillary to the primary use of the building for agricultural and butchery courses, and shall not be used as a separate or permanent unit of residential accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** In the event of the building hereby permitted ceasing to be used in connection with the agricultural use of Downsview Farm, it shall be removed from the site and the land shall be restored to a condition which has previously been agreed in writing by the Local Planning Authority.

Reason: The site lies in an area where, in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015), development unrelated to an essential rural activity would not normally be permitted.

- 11 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than that shown on the approved plans. Any external lighting that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant:

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.

## **ADDITIONAL INFORMATION**

### **Planning Permission – Important Provisos**

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail [streetnaming@horsham.gov.uk](mailto:streetnaming@horsham.gov.uk) or telephone 01403 215139.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

### **Compliance with the Approved Plans and Conditions**

The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

### **Amendments**

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

### **Monitoring**

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

### **Conditions Compliance**

Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

### **Right of Appeal**

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application and within 26 weeks for other types of planning applications. Please note, only the applicant possesses the right of appeal.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or on-line at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)

## Appendix B



**Horsham  
District  
Council**



Mr Richard Scott  
Downsview Farm  
Clay Lane  
Cootham  
RH20 4HL

Our Ref: SDNP/17/02592/FUL  
Contact Officer: Guy Everest  
Tel. No.: 01403 215633

24 February 2022

Dear Sir/Madam

**Town and Country Planning Act 1990 (as amended)**

**Town and Country Planning (Development Management Procedure)  
(England) Order 2015**

**Applicant: Mr Richard Scott**  
**Proposal: Proposed erection of single storey training/accommodation building for  
agricultural and butchery courses**  
**Location: Downsview Farm Clay Lane Cootham RH20 4HL**

I write in respect of the above application. The proposed development is outside of the National Park boundary and lies within Horsham District. Accordingly, planning permission was granted for the development by Horsham District Council under reference DC/17/2639. There is no development taking place within the South Downs National Park and this application is not therefore necessary and no decision can be made. This letter is therefore a formal acknowledgement of the withdrawal of this application.

Yours faithfully

**TIM SLANEY**

Director of Planning  
South Downs National Park Authority

## Appendix C

The Cabin

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Entire cabin in Pulborough, United Kingdom  
4 guests · 2 bedrooms · 3 beds · 1 bathroom

Guest favourite

4.88  
★★★★★

17  
Reviews



Hosted by Richard  
Superhost · 7 months hosting

Add dates for prices

|                        |                      |
|------------------------|----------------------|
| CHECK-IN<br>04/12/2025 | CHECKOUT<br>Add date |
| GUESTS<br>1 guest      |                      |

[Check availability](#)



Exceptional check-in experience  
Recent guests gave the check-in process a 5-star rating.



Park for free  
This is one of the few places in the area with free parking.



Richard is a Superhost  
Superhosts are experienced, highly rated Hosts.

[Report this listing.](#)

A perfect getaway for a relaxing break in the countryside with beautiful views and easy access to the South Downs for walkers and cyclists.

Parham House & Deer Park, The Crown Inn and Storrington are close by.

Relax in the evening on the Patio enjoying the beautiful view of the South Downs

...

Show more

Where you'll sleep

1 / 2 < >



Bedroom 1  
1 king bed



Bedroom 2  
1 double bed

What this place offers

-  Kitchen
-  Wifi
-  Free driveway parking on premises – 3 spaces
-  TV
-  Travel cot – available upon request
-  Folding or convertible high chair – available upon request
-  Fridge
-  Microwave
-  Long-term stays allowed

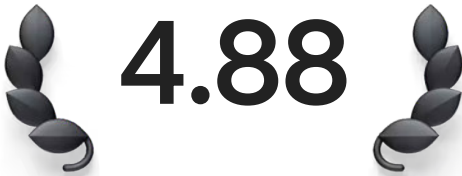
 Exterior security cameras on property

Show all 36 amenities

Select checkout date

Minimum stay: 3 nights

| November 2025 |    |    |    |    |    |    | December 20 |    |    |    |   |
|---------------|----|----|----|----|----|----|-------------|----|----|----|---|
| M             | T  | W  | T  | F  | S  | S  | M           | T  | W  | T  |   |
|               |    |    |    |    | 1  | 2  | 1           | 2  | 3  | 4  |   |
| 3             | 4  | 5  | 6  | 7  | 8  | 9  | 8           | 9  | 10 | 11 | 1 |
| 10            | 11 | 12 | 13 | 14 | 15 | 16 | 15          | 16 | 17 | 18 | 1 |
| 17            | 18 | 19 | 20 | 21 | 22 | 23 | 22          | 23 | 24 | 25 | 2 |
| 24            | 25 | 26 | 27 | 28 | 29 | 30 | 29          | 30 | 31 |    |   |



Guest favourite

This home is a guest favourite based on ratings, reviews and reliability

| Overall rating        | Cleanliness | Accuracy | Check-in | Communication | Location | Value |
|-----------------------|-------------|----------|----------|---------------|----------|-------|
| 5<br>4<br>3<br>2<br>1 | 4.9         | 4.9      | 5.0      | 4.9           | 4.8      | 4.8   |
|                       |             |          |          |               |          |       |



**Philip**  
6 months on Airbnb

★★★★★ · September 2025

We had an excellent weekend at the Cabin, curtailed by bad weather. It's in an excellent location, the facilities are all very good, Richard and Aimee were very helpful. We hope to be back again.

[Show more](#)



**Joanne**

6 years on Airbnb

★★★★★ · September 2025

Richard and Aimee were wonderful hosts and very responsive. We really enjoyed our stay at the Cabin and would definitely recommend it to others. It's a lovely place to stay and they are really genuine, kind and helpful hosts.

[Show more](#)



**Elishia**

3 years on Airbnb

★★★★★ · August 2025

We had a wonderful stay at this cabin! We visited with two friends and it was absolutely perfect for us. The cabin had everything we needed and felt so cozy. The location was ideal for where we needed to be, and the views from the cabin were beautiful. We especially loved sitting outside for breakfast each morning—helped by the gorgeous ...

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**Kieran**

7 years on Airbnb

★★★★★ · July 2025

Our stay here was fantastic. Myself, two brothers and dad stayed here whilst attending GoodWood festival for the weekend and it was perfect. A short 25minute drive from the venue with pubs and restaurants on route.

The cabin was clean, peaceful and had great views with a nice outside seating area perfect for a morning coffee. A ...

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**Richard**

6 years on Airbnb

★★★★★ · 3 days ago

Absolutely lovely place. very spacious and extremely clean. I would highly recommend anyone to stay here.



**Richard**

6 years on Airbnb

★★★★★ · 1 week ago

Absolutely lovely place. very spacious and extremely clean. I would highly recommend anyone to stay here.

[Show all 17 reviews](#)

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## Where you'll be

Pulborough, England, United Kingdom

---

## Meet your host



**17**

Reviews

**4.88** ★

Rating

**7**

Months hosting



Speaks French

---

### Richard is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

### Co-Hosts

Aimee

Host details

Response rate: 100%  
Responds within an hour

Message host

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 To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

- Check-in: 14:00 – 20:00
- Checkout before 10:00
- 4 guests maximum

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- Exterior security cameras on property
- Carbon monoxide alarm
- Smoke alarm

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**Inner London**

Holiday rentals

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