

PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/25/1444

Beckley Stud Reeds Lane Southwater West Sussex RH13 9DQ

Change of Use of Equestrian Stables to Offices (Class E), including the enclosure of the existing stable roof overhang.

RESOLVED:

At its meeting on 21 July 2026, Planning Committee resolved to refuse planning permission for the reasons set out in the Committee Report.

Since consideration of this application, the National Planning Policy Framework (NPPF) has been updated replacing the 2024 version and is a material consideration in decision-making from the date of its publication (17th Aug 2026).

The updated National Planning Policy Framework continues to support sustainable economic growth and the expansion and diversification of rural businesses. It also recognises that sites to meet business needs in rural areas may need to be located beyond existing settlements, provided development is appropriate to its surroundings and does not result in unacceptable impacts.

These objectives are reflected in Policies 10 and 26 of the Horsham District Planning Framework, which support rural economic development whilst requiring development to be appropriate to its countryside location and to protect the character of the countryside. The proposal was assessed having regard to these objectives. It is considered that the updated NPPF does not introduce any material considerations that alter the assessment set out in this report, with the proposal continuing to turn on compliance with the established policy requirements relating to rural economic development and countryside protection.

Officers have therefore given due regard to the new material consideration of the NPPF, and are satisfied that the committee's resolution remains consistent with changes within the NPPF (2026).

The decision notice refusing planning permission can therefore be issued in accordance with the resolution of Planning Committee.

Case Officer: Guy Everest	Date: 18.09.2026
Authorising Officer: RHERMITAGE	Date: 18/09/2026