



TO: Planning Committee South

BY: Head of Development

DATE: 15th December 2020

DEVELOPMENT: Demolition of dwelling and erection of a two storey detached 4 bedroom dwelling with detached double garage. Erection of an equestrian arena and outdoor riding arena together with associated parking. Retention of existing stables and new equestrian facilities

SITE: Hobbits Stall House Lane North Heath Pulborough West Sussex RH20 2HR

WARD: Pulborough, Coldwaltham and Amberley

APPLICATION: DC/20/1519

APPLICANT: **Name:** Mr and Mrs M Skillman **Address:** C/O Agent

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations raising material planning considerations that are inconsistent with the recommendation of the Head of Development.

RECOMMENDATION: To approve planning permission subject to appropriate conditions.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.1 Planning permission is sought for the demolition of the existing dwelling (Hobbits), the erection of the following:

- a replacement dwelling,
- a detached double garage
- an indoor riding area with 21 internal stables and hay store (67m by 36m); and
- an outdoor riding arena (60m by 20m).

The indoor and outdoor arenas would be predominantly used for private purposes for the keeping, breeding and rearing of competition dressage horses owned by the applicants and their Groom/Head Trainer. The applicants live next to the site, and the replacement dwelling is to be occupied by the Groom/Head Trainer. The proposals state that the facilities will not be a standard equestrian centre with various livery or riding school events, but a bespoke business run by a dedicated trainer. It will include training days where the Head Trainer would

train an individual rider on a 'one-in one-out' basis, likely 2 sessions per day and a maximum of five per week.

- 1.2 The proposed replacement dwelling would be sited approximately 12m forward of the existing dwelling, and would comprise a reduced overall floor area. The replacement dwelling would be one and a half storeys in height, and would host a half-hipped roof with three small dormers to the front elevation, and three larger half-dormers to the rear. The dwelling would be composed of a timber boarded exterior, with plain roof tiles, and a brick plinth. The detached double garage would be set to the front of the dwelling, matching the material composition of the main dwelling.
- 1.3 The proposed indoor arena would be sited 84m to the rear of the dwelling. The main body of the arena would measure some 67m in width, 36m in depth, including a 4.3m by 21.2m stable area to the side, and a 15.5m by 3.5m hay store to the rear. The arena would host a pitched roof with an eaves height of 3.2m and a maximum ridge height of 9.2m, and would be composed of a horizontal timber weather boarding, sheet roof, and a brick plinth. The arena would include 21 internal stables, a seating area, a feed store, office, tack room, WC, wash bays, laundry room, and an indoor 60m by 20m exercise arena. The exterior forecourt of the building would include parking spaces of 8 cars, and 4 horse box spaces.
- 1.4 The proposal also includes the creation of an outdoor 60m by 20m sand school between the proposed replacement dwelling and indoor arena, and would be countersunk into the slope, with associated planted boundary hedging and a gated entrance.
- 1.5 The site would be accessed via the existing access to the site. A new access would be created spurring from the junction to the street to the replacement dwelling, travelling west to east, and to the proposed equestrian areas. The existing access would remain to serve the existing stable building to the north of the site. The proposal also includes associated landscaping works, tree removal, and boundary planting enhancements. The existing 'U' shape stable building in the north-eastern corner of the site would remain.

DESCRIPTION OF THE SITE

- 1.6 The application relates to a 2.6ha site located on the southern side of Stall House Lane, North Heath. The site hosts an existing dwelling towards the north-eastern boundary to Stall House Lane, in addition to a 6 stable building to the north. The curtilage to the rear / south of the buildings is laid to grass, with sporadic siting of self-seeded wooded areas, and slopes gently towards the south. The boundaries of the site are lined with established trees and foliage, with a single access to the northern boundary from Stall House Lane
- 1.7 The site is located outside of the built-up area, within a predominantly rural location. Stall House Lane is characterised by sporadic siting of large detached dwellings, set within generous curtilages. The site is surrounded by large open fields and wooded areas. Public Bridleway 2299 travels east to west to the front boundary of the site, and public footpath 2322 travels east to west adjacent to the southern boundary.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 7 - Strategic Policy: Economic Growth
- Policy 9 - Employment Development
- Policy 10 - Rural Economic Development
- Policy 11 - Tourism and Cultural Facilities
- Policy 20 - Rural Workers Accommodation
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 28 - Replacement Dwellings and House Extensions in the Countryside
- Policy 29 - Equestrian Development
- Policy 30 - Protected Landscapes
- 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 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 39 - Strategic Policy: Infrastructure Provision
- Policy 40 - Sustainable Transport
- Policy 41 - Parking
- Policy 42 - Strategic Policy: Inclusive Communities
- Policy 43 - Community Facilities, Leisure and Recreation

RELEVANT NEIGHBOURHOOD PLAN

Pulborough Neighbourhood Planning Document

The submission draft Pulborough Neighbourhood Plan is out to consultation in accordance with the Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The consultation is running for 8 weeks from 5pm 18 November 2020 to midnight 13th January 2021.

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/19/2096	Demolition of dwelling and erection of a two storey detached 4 bedroom dwelling with detached double garage. Erection of an equestrian arena and outdoor riding arena together with associated parking. Retention of existing stables and new equestrian facilities	Withdrawn Application on 06.01.2020
DC/16/0745	Construction of replacement stables	Application Permitted on 25.05.2016
DC/15/0652	Construction of replacement stables incorporating grooms accommodation	Application Refused on 21.05.2015

3. OUTCOME OF CONSULTATIONS

- 3.1 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

INTERNAL CONSULTATIONS

HDC Landscape Architect: No Objection

(summary) – initial concerns relating to an increased level of activity to the site, though this would be contained by the existing landscape features which can be further mitigated with the reinforcement planting of the boundaries and potentially with the sensitive positioning of the building within the receiving land. The submitted LVIA concludes that the northern and central parts of the site are of a more enclosed character and that as a result there is potential to mitigate the harm arising from the proposals. Following the submission of additional information (relating to level information, rooflights, and planting), these concerns have been addressed and can be adequately conditioned.

HDC Environmental Health: No Objection

(summary) – subject to the application of suggested conditions

HDC Drainage: No Objection

(summary) – no overall objections to the drainage strategy proposed. The applicant should be advised that any discharge to the local watercourse might require 'Ordinary Watercourse Consent',

HDC Arboriculture: No Objection

(summary) – none of the internal trees appear to have any especial amenity merit. The tree protective measure put forward in regard to the retained tree stock on the site are compliant with BS 5837 'Trees in relation to design, demolition, and construction - Recommendations' (2012), and are satisfactory.

OUTSIDE AGENCIES

WSCC Highways: No Objection

(summary) – The Local Highway Authority 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 109), and that there are no transport grounds to resist the proposal. Suggested conditions (attached).

Ecological Consultant: No Objection

(summary) – the proposal includes suitable details of proposed ecological mitigations and biodiversity enhancements sufficient to determine the application. Suggested conditions (attached).

A Habitats Regulation Assessment (HRA) has been carried out given the location of the site within 5km of the Mens Special Area of Conservation (SAC). The HRA concludes that the proposal will not have a Likely Significant Effect on the qualifying features of the SAC and that the HRA does not need to proceed to HRA Stage 2: Appropriate Assessment.

Southern Water: Comment

(summary) – There are no public foul and surface water sewers in the area to serve this development. The applicant is advised to examine alternative means of foul and surface water disposal. The Environment Agency should be consulted directly regarding the use of a private wastewater treatment works or septic tank drainage which disposes of effluent to sub-soil irrigation.

South Downs National Park: Comment

(summary) – the SDNP encourage any new development close to the National Park's boundary to have a sensitive approach to lighting which conforms with the Institute of Lighting Professionals guidance for lighting in environmental zones, and tries to achieve zero upwards light spill in all respects.

WSSC Flood Risk Management: No Objection

(*summary*) – the site is located within an area of low ground and flood water risk. Works affecting the flow of an ordinary watercourse will require ordinary watercourse consent and an appropriate development-free buffer zone should be incorporated into the design of the development. There are no historic records of flooding on the site.

WSSC Rights of Way: No Objection

(*summary*) – It appears the proposed development will not affect the PROW that runs adjacent to it; however, it should be clearly noted that the access along Stall House Lane at this point also carries a Public Right of Way, Public Bridleway 2299. Should planning consent be granted, the impact of development upon the public use, enjoyment and amenity of the PROW must be considered by the planning authority.

WSSC Minerals and Waste: No Objection

(*full*) – The MWPA would offer No Objection to the application as per the subject line of this email as, while the application site is within a mineral safeguarding area for brick clay, the site area is less than 3ha and so would meet exemption criteria as detailed within the Minerals and Waste Safeguarding Guidance.

Reading Agricultural Consultants: No Objection

(*summary*) – Overall, the proposed replacement dwelling, outdoor arena and indoor arena with facilities are of an appropriate size, and that it would support the equestrian needs of the holding and the business trading as Priory Dressage relocating from rented equestrian facilities to Hobbits. In such circumstances it would be compliant with Paragraph 83 of the NPPF and Policies 20, 26 and 29 of the Horsham District Planning Framework.

PUBLIC CONSULTATIONS

- 3.2 Thirteen (13) letters of representation were received from twelve (12) separate addresses *objecting* to the proposal on the following grounds:
- Loss of wildlife and habitat
 - Limited and dangerous access from the A29
 - Increased traffic
 - No public benefit from the proposal
 - New dwelling unnecessary
 - Insufficient passing space for larger and domestic vehicles
 - Dangerous to pedestrian users
 - Inappropriate location for commercial use
 - Inappropriately sized building
 - Tree felling has already commenced
 - The proposal goes against the previous approval on the site regarding no further intensification
 - Adverse impact by way of overbearing
 - Adverse odour impact
 - Unsustainable development
 - Overdevelopment of the site
- 3.3 Three (3) letters of representation were received from three separate addresses *supporting* the proposal on the following grounds:
- High quality development
 - A well-needed facility for the area and for the UK
 - The proposal would support UK equestrianism
 - No adverse increase in traffic

- 3.4 **Pulborough Parish Council: Objection**
(*summary*) – Pulborough Parish Council *objects* to the proposal on the following grounds:
- Over development
 - Out of character with the area
 - Access from the A29 is already recognised as dangerous
 - Inadequate road access for both cars and horse boxes

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle of the Development

Replacement Dwelling

- 6.1 Policy 28 of the HDPF states that outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, replacement dwellings will only be supported on a one for one basis, should not be disproportionate to the size of the existing dwelling, and garages and any new outbuildings should have regards to the dwelling they serve and should be grouped with the house. In addition, replacement dwelling should also have regard to Policy 33 (Development Principles).
- 6.2 The new dwelling would replace the existing dwelling on a one-for-one basis, and is considered a proportionate replacement in terms of its scale and level of accommodation. The proposed replacement dwelling would occupy a footprint smaller than the existing, sited approximately 12m forward of its existing position. The new dwelling would stand at one and a half stories in eight, hosting a half hipped roof with dormer additions to the front and rear roofslope, front porch overhang, and is indicated to be finished in timber boarding with a brick plinth, plain roof tiles, and a brick chimney to the side elevation.
- 6.3 The dwelling would be a proportionate replacement to the existing, occupying a smaller overall footprint, and would benefit from a reasonable front and rear curtilage. The dormers to the front and rear would be well-proportioned to the windows they house, and are reasonably set within the roofslope of the dwelling. Furthermore, the dwelling is considered to comprise an appropriate exterior appearance and material composition, which would be well suited for its rural location.
- 6.4 With this and the above in mind, the principle and design of the proposed replacement dwelling is considered acceptable, subject to detailed considerations below, in accordance with Policies 28 and 33 of the HDPF.

Equestrian Use

- 6.5 The application site is located outside of the defined built-up area boundary and is therefore considered to be within the countryside. Therefore, the relevant countryside protection policies apply. Further, as a proposed commercial enterprise, establishing the principle of the proposal will be assessed against the following rural economic development policies:
- 6.6 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.
- 6.7 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.*
- 6.8 Further, 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.*
- 6.9 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.*
- 6.10 Policy 29 of the HDPF relates 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.*

- 6.11 The applicants propose to operate an Olympic level equestrian training centre, with associated breeding capabilities and livery. The site currently includes an equestrian use, comprising 6 stables to the north of the site for the personal use of the applicant. These stables were approved under application DC/16/0745, and will be retained for breeding, convalescence, and veterinary care.
- 6.12 The proposed commercial equestrian use would comprise three aspects: an indoor equestrian arena with stabling and other accommodations; an outdoor equestrian arena, and; the aforementioned existing stabling.
- 6.13 The proposed indoor arena would be sited towards the centre of the site, rear of the existing dwelling, and would host an exercise arena 20m by 60m in size, including 21 stables, each measuring 4.1m by 4.3m. The building also includes the following facilities; toilet, storeroom, four wash bays, office, tack room, rug store, laundry, two feed stores, a hay store and seating area. These facilities are considered appropriate for an equine competition yard. Parking would be provided to the front of the building, comprising 8 parking spaces, and 4 horse box spaces.
- 6.14 The outdoor arena would be sited between the proposed indoor arena and the replacement dwelling, set within the existing slope (cut in approximately 1m deep), featuring fencing and associated boundary planting.
- 6.15 The proposed indoor arena would allow for year-round training of horses under cover, with up to five horses being trained at any one time. Both the proposed indoor and outdoor arenas are of a typical size for a training yard.
- 6.16 No alterations are proposed to the existing stable building north of the site, save for associated landscaping surrounding the building to connect pathways to the proposed arenas. The existing stable block would be used as a fouling box for breeding, and/or as an isolation quarantine area and for veterinary visits.
- 6.17 The site would be operated predominantly as a private training yard by the applicants and their staff. The applicant has stated that between them and the trainer, they own 20 horses and 3 foals. Therefore, the proposed stables would be occupied by the applicant's horses, with no commercial livery.
- 6.18 The applicant has also stated that the proposal would include a small commercial training use, with the maximum number of training sessions being no more than two a day, or five a week on a one-in one-out basis. It is intended that visitors to the site would train with the applicant's horses, however the applicant has advised that it is not anticipated that visitor's horses are bought to the site, though the site does accommodate limited horse box parking if this were to take place. In the event that this is to occur and horses are to stay overnight, they will be tended to by the applicant and their staff. Up to 4 members of staff would assist the Head Trainer daily.
- 6.19 Based on this information, it is considered that the number of vehicle trips to and from the site would likely be lower than the expected 12 movements per day set out in the submitted Transport Statement. This is considering that the trainer and applicants live on and adjacent to the site and will mostly be involved in the daily operations of the site, and that feed for the

horses would be grown on the applicants wider land holding. Conditions are recommended to ensure that the nature and intensity of the proposal reflects that set out in the supporting statements as summarised above.

- 6.19 The pre-text to policy 29 states that equestrian related development is important to the rural economy, and that development of this nature needs to be of a high quality and appropriate to its location. Whilst the proposed equestrian centre occupies a large area and would be accommodated within a large building, the proposed use of the site would largely fall to the maintenance and training of the applicant's horses alongside a small number of low intensity training events. Notwithstanding other material planning considerations, this level of primarily private activity at the site is considered to be of an appropriate scale in this countryside location. Furthermore, the use would be well-connected with the existing bridleway network, as bridleway 2299 adjoins the north-eastern boundary of the site.
- 6.20 In terms of the Council's Countryside Protection Policy (Policy 26), as above, the proposal would allow for quiet recreational use. Whilst it is appreciated that there would be an increase in activity on / surrounding the site as a result of the development, this would be of a scale commensurate to the nature of the proposed use.
- 6.21 With regards to rural economic development, the proposal would promote recreation in and the enjoyment of the countryside, generating local employment opportunities. The proposed use is also characteristic of its countryside location, and would facilitate the development of a rural enterprise. Furthermore, the development would promote local tourism, facilitating a rural diversification scheme which would ultimately benefit the local rural economy
- 6.22 With the above in mind, whilst the development would result in a modest increase in activity within the countryside, the proposal is considered acceptable in principle in terms of its appropriate location, and would generate local employment opportunities and would benefit the local rural economy, in accordance with Policies 10, 11, 26 and 29 of the HDPF.

Layout, Amount, Scale and Appearance

- 6.23 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.
- 6.24 The proposed outdoor arena would be sited to the rear of the replacement dwelling, and the indoor arena sited to its rear within the centre of the site – the site would be connected via a network of pathways and driveways from the street, including a new access off of the existing driveway.
- 6.25 The outdoor arena would be set within the site's slope, incorporating fencing and boundary hedging, occupying an area of 60m by 20m – access to the arena would be granted via gates facing south-east, towards the indoor arena. The proposed arrangement is considered typical for an outdoor arena. Overall, no objection is raised with regards to its proposed layout and appearance.
- 6.26 Officers acknowledge that the proposed indoor arena is large. However, as above, the proposed use and amount of stabling is considered justified. Officers had queried whether the building is required to be this size, and whether there was any scope to separate the indoor arena from the stabling, and re-site them on an alternate location on the site. In response to this, the applicant stated their aspiration to provide an equestrian centre worthy of Olympic-level training. Due to the size of the arena, the roof of a surrounding building

would overhang, which enables the stables to be accommodated under the overhang without reducing the overall arena area. This is the most efficient way of providing the stabling avoiding the need for further structures on the land. In essence, separating the stabling from the arena would not amount to an overly reduced footprint, and would otherwise require additional built form to be located elsewhere on the site. On balance, Officers consider that the proposed arrangement would be less harmful than the alternate.

- 6.27 Ultimately, the building would comprise a utilitarian appearance and an appropriate construction for the proposed use. Whilst it is acknowledged that the resultant built form on the site is considerable, Officers do not consider that there is warrantable reason to refuse permission on this basis, considering the resultant aforementioned positive economic impacts, and landscaping considerations (detailed below). On balance, the resultant appearance and built form of the development is considered acceptable, in accordance with Policy 33 of the HDPF.

Landscape and Arboricultural Impacts

- 6.28 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.*
- 4. Conserve and where possible enhance the setting of the South Downs National Park.*

- 6.29 Policy 33(6) 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.

- 6.30 The site itself comprises an irregular shape, and is mostly defined by vegetated boundaries which to the east merge into adjoining woodland belts. The topography within the site is undulating with a gradual rise of around 2m from the lower ground along the eastern boundary towards the northern and western areas of the site. A group of mixed native species is set within the central part of the site, informally dividing and containing it from the most southern part. Public bridleway 2299 travels east to west to the front boundary of the site, and public footpath 2322 travels east to west adjacent to the southern boundary, both offering public glimpses into the site.

- 6.31 The application was accompanied with a Landscape Visual Impact Assessment (LVIA). The document details the site's landscape constraints, and details the proposal's mitigation and enhancement measures. The Council's Senior Landscape Architect stated agreement that the northern and central parts of the site are of a more enclosed character and that as a result there is potential to mitigate the harm arising from the proposals. No concern was raised with regards to the replacement dwelling.

- 6.32 Initially, concerns were raised with regards to the size and siting of the indoor arena, though acknowledging that the proposed size is considered appropriate for the required equestrian purposes by the agricultural consultant, and questioning how the development would be accommodated within the landscape. In addition, whilst the development would amount to

an increased level of activity within this location, it was appreciated that the use would be contained within the existing landscape features that would be further mitigated with the reinforcement of planting. Further to initial comments, additional information was submitted to the Council (dated 14.10.2020), including a topographical survey, a landscape masterplan, and an additional statement of the applicant's Landscape Planner.

- 6.33 The additional information confirmed that the outdoor arena would be set within the gradual slope to the replacement dwelling, and that the proposed indoor arena would be sited on relatively level ground at approximately 1m (considering the size of the building). It was noted that that some steep slopping will be necessary to the southern west corner of the building. However, this would be localised and planting is proposed within this location which will help soften the change.
- 6.34 Glimpses into the site would be granted through intermittent planting along the boundaries of the site from the surrounding public footpaths / bridleways. However, as noted with in the LVIA and highlighted by the Council's Senior Landscape Architect, boundary planting is proposed to be enhanced, and can be controlled by way of condition. The submitted topographical survey detailed the existing levels of the site and the proposed finished floor levels, which demonstrates how the development would be situated within the landscape. The Council's Senior Landscape Architect has not raised any objection to this arrangement. Therefore, with additional planting and enhancements to the boundary planning, public views of the development would be limited, and would not result in a development that would be perceived as visually adverse from a public point of view. Officers are satisfied that the landscaping enhancements and mitigations can be adequately controlled by way of condition.
- 6.35 The South Downs National Park is located approximately 2km west of the site (to its closest boundary). The South Downs National Park Authority (SDNPA) have not objected to the proposal, though have noted that the submitted LVIA did not account for visual impact on the Grade II Listed Folly, Toat Monument, which is sited within the National Park, located some 2.5km west of the site. Upon review, the Council's Senior Landscape Officer noted that because of the distance between the site and the monument, coupled with the fact that monument is not publicly accessible, an assessment of this impact was not necessary. Furthermore, comments regarding the amount of rooflights and resultant light spill were also made, and their potential resultant impact on the National Park (assessed below).
- 6.36 The Council's Senior Arboricultural Officer has commented on the proposal. It was noted that the site is located within an isolated countryside location, and that a small number of trees are to be removed to facilitate construction- none of which are of particular amenity value or of especial merit. The trees to be retained on the site would be subject of appropriate protective measures compliant with the British Standard.
- 6.37 With the above considerations in mind, Officers are satisfied that the development would result in minor landscape impact, which can otherwise be mitigated against, in addition to an appropriate level of recommended enhancements, all of which can be adequately controlled by way of condition. In addition, the proposed trees to be removed on the site are not of particular amenity value, and their loss would be offset by the planting of enhanced boundary treatment. As such, the proposal is considered to accord with Policies 25 and 33(6) of the HDPF.

Amenity Impacts

- 6.38 Policy 33(2) of the Horsham District Planning Framework 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.

- 6.39 The site is located within a relatively isolated countryside location with regards to proximity to nearby neighbouring dwellings, and is predominantly surrounded by open fields with ample boundary planting.
- 6.40 To the north, the sites northern boundary neighbours Stall House Barn set at a distance in excess of 100m. Heathcote is sited 250m to the north-eastern boundary of the site (the applicant's property), and to the south, Little Brinsbury Farm is sited some 30m of the southern boundary of the site (some 155m from the southern elevation of the proposed indoor arena).
- 6.41 Given the separation distance of the site in relation to the nearest neighbouring properties, the proposed replacement dwelling and equestrian use and arenas would not give rise to neighbouring amenity concerns by way of overlooking or overshadowing. Furthermore, whilst the building is large, and would be located some 155m from Little Brinsbury Farm to the south, its northerly siting in relation to the neighbour, coupled with the proliferation of the neighbour's outbuildings between the dwelling and the proposed indoor arena would not give rise an adverse sense of overbearing. Details relating to lighting impact are assessed below.
- 6.42 The site is currently utilised as residential curtilage to Hobbits, with a small stable to the north of the site. As such, it is appreciated that the proposed use of the site would likely result in an increase level of activity on the site. However, as previously expressed, movement on the approach roads would not be more than 12 per day including a very light-touch commercial use (up to five appointments a week). Trips and traffic impacts are detailed in the section below, which are not considered excessive given the proposed intended use. Furthermore, the proposed equestrian use of this size not considered out of the ordinary for a countryside location, and coupled with the relatively low traffic expected to and from the site, the proposal is not considered to adversely impact neighbouring amenity.
- 6.43 With the above in mind, the proposed development is not considered to result in adverse harm to neighbouring amenity, in accordance with Policy 33(2) of the HDPF.

Highways and Access

- 6.44 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.
- 6.45 The application was accompanied with a detailed Transport Statement. The statement details that the existing access into the site from Stall House Lane would be retained and utilised for the development. Internal driveways would be created to serve the arenas to the rear of the proposed replacement dwelling, including access from the existing driveway.
- 6.46 Paragraphs 7.7 onwards of the Transport Statement calculates the proposed trip generation associated with the development is not expected to exceed 12 two-way trips in one day, stating that the data provided represents a worst-case scenario. WSCC Highways have commented on the trip generation, stating that daily peaks trips would be 'very minimal'. This would not give rise to a significant number of trips that could be considered a highway safety or capacity concern. As the trip data represents a worst-case scenario, it could be expected that the trip generation in reality would be lower than what is presented in the transport statement.
- 6.47 Access arrangements to the site would remain unaltered from the existing. The site would be accessed via Stall House Lane, which is a narrow country road with passing places

unsuitable for heavy vehicular use. Data provided by WSCC Highways and Sussex Policy confirm that there have been no accidents on the junction of Stall House Lane and Gay Street Lane within the last five years. As the access to the site from the highway would remain unaltered, rural refuse and recycling vehicles and collections would not be impacted. Whilst additional vehicle movements would be generated along Stall House Lane, these would not be of a quantum that would result in highway safety or amenity harm. This judgement has been made based on the understanding that there would be a variety of vehicles potentially accessing or exiting the site including the applicant's horseboxes and any occasional service vehicles. Given the low number of trips that would be generated for this predominantly private use of the site, therefore, the proposed means of access are considered acceptable.

- 6.48 Neighbouring concerns relating to highways safety and access from the A29 are acknowledged. Whilst no accidents have been reported on the junction to Stall House Lane and Gay Street Lane, it is noted that numerous accidents have occurred on or nearby to the junction of Gay Street Lane and Stane Street (A29), which is subject to the national speed limit. However, as demonstrated by the proposed worst-case scenario relating to two-way movements to and from the site per day (no more than 12), WSCC Highways Officers do not consider that this would generate an excessive amount of traffic that would cause adverse harm to the use and operation of the wider highway network.
- 6.49 Given the narrow nature of Stall House Lane, and the clear amenity and highway safety issues that would potentially arise from a more intensive commercial operation of the site, a condition is attached to the number of weekly training sessions conducted on site as part of an otherwise private equestrian facility only.
- 6.50 Paragraph 6.9 of the Transport Statement details that 15 parking spaces would be provided in total, comprising 3 spaces for the replacement dwelling, 8 for the indoor arena, 4 horsebox parking spaces, in addition to 4 cycle parking spaces. The development is expected to generate parking accumulation of 3 vehicles and 3 horse boxes at any one point. Therefore, the parking arrangements for the development are considered suitable for the proposed use.
- 6.51 With the above in mind, the proposed access and parking arrangements associated with the development are considered acceptable, and are therefore considered in accordance with Policies 40 and 41 of the HDPF.

Other Matters

Ecology

- 6.52 An Ecological Impact Assessment was submitted with the application. The report concludes that the site is formed of common, widespread plant species of limited diversity; the habitats which shall be lost as part of the scheme are of low ecological value. The site supports low numbers of roosting, foraging and commuting bats as well as a low population of great crested newts. The avoidance and mitigation measures as detailed will prevent any contravention of the relevant legislation with regards these species.
- 6.53 The Council's Ecology consultant has reviewed the submitted survey and, subject to adequate avoidance, mitigation and enhancement measures secured via suggested conditions (attached), does not object to the proposed development on ecological grounds.

Drainage

- 6.54 The Environment Agency's (EA) online flood maps show that the site is located wholly within Flood Zone 1, meaning that the land is in a 'low probability' flood zone, and has a 'less than 1 in 1,000 annual probability of river or sea flooding'. A boundary ditch watercourse is sited along the eastern boundary of the site, travelling northwards

- 6.55 In order to manage the risks associated with flooding, an attenuation storage (open pond), permeable paving and Sustainable Drainage Systems (SuDS) features are incorporated into the design of the site, draining into the eastern watercourse. The attenuation pond (towards the south-east of the site) will be provided where drainage system will flow into this pond via a conveyance swale south of the indoor riding arena building. These SuDS features will provide runoff treatment to protect water quality in the receiving watercourse system, thereby ensuring that there would be no increase in run-off rates leaving the site.
- 6.56 The submitted Drainage Statement has been assessed by both WSCC Flood Risk Management team and the Council's Drainage Engineer, in which both parties are satisfied that the proposed methods of surface water management would meet the requirements of the NPPF (subject to conditions for ongoing maintenance etc.).
- 6.57 In summary, it is considered that the submitted Drainage Statement and design demonstrates the development proposal can be satisfactorily accommodated without increasing flood risk elsewhere, and is therefore in accordance with Chapter 14 of the NPPF, and Policy 38 of the HDPF.

Lighting

- 6.58 The submission included a technical lighting report. The report details the proposed use of internal and external lighting, in addition to proposed methods of mitigation to avoid unnecessary light spill. The reports states that during the summer months, training within the indoor arena would have finished by sundown and horses would have been bedded down by this time. No lighting is proposed to the outdoor arena. During the winter, training is expected to cease at 16:00. The proposed indoor arena will require lighting to supplement the natural light penetrating the space, particularly on overcast days. The indoor arena is not likely to be used at night, therefore the lighting system would only need to provide supplementary levels of lighting, rather than full lighting levels after daylight has faded. In order to mitigate sky glow caused by light spill through the rooflights, the internal lighting system within the arena will be controlled by a timeclock to ensure lighting is switched off by a 18:00 curfew.
- 6.59 With regards to external lighting, the report details the use of 'warm lighting' and ensuring luminaires demonstrate superior levels of optical control, ensuring light is focussed only where required and at a low level to reduce the potential for vertical light spill and upward light – the luminaires will be secured to face downwards at an angle for 70 degrees (illustrated in table 1 of the report).
- 6.60 Further to the submission of the report, the Council's Ecological Consultant is satisfied that the report conforms to the Conservation of Habitats and Species Regulations 2017 and the Wildlife & Countryside Act 1981 with regards to resultant ecological impact. In addition, the Council's Environmental Health Officers are satisfied that the specifications detailed within the report would not result in adverse harm to neighbouring amenity. However, whilst the contents of the report may well conform to guidance and standards, the exact positions of the lighting have not been illustrated on plan. As such, a condition has been attached below to ensure that the exact details of the location of the lighting is submitted to and approved in writing to the Local Planning Authority, and that the layout and location of the lighting conforms with the specifications detailed within the submitted technical lighting report.
- 6.61 With the above in mind, Officers are satisfied that the proposed methods of internal and external lighting can be adequately designed to ensure the reduction of unnecessary light still within this countryside location, thus reducing any perceived impact on the South Downs Dark Night Sky Reserve, through the use of appropriate lighting design and mitigations. Therefore, conditions have been devised to ensure a satisfactory design and mitigations to be proposed prior to their installation.

Climate Change

- 6.62 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.
- 6.63 The applicant has submitted a sustainability statement. The report details a range of sustainability issues, such as: energy and carbon emissions; water conservation; flood risk, surface and waste water management; ecology and biodiversity; waste and pollution, and; materials selection and sustainable construction methods. The report confirms that the development would include the following measures to address climate change impact:
- water usage limit of 110l/p/day;
 - use of ground source heat pumps;
 - use of 'A grade' rated white goods;
 - use of highly sustainable construction materials;
 - Construction in accordance with building regulations codes;
 - Energy efficient LED lighting (including external lights);
 - Use of permeable surfaces and sustainable drainage systems;
 - Dedicated refuse and recycling storage capacity;
 - Opportunities for biodiversity gain (as detailed above) and additional planting;
 - Cycle parking facilities;
 - Improved pedestrian and cycle links;
 - Provision of the necessary infrastructure to supply broadband to the site, and;
 - Provision of electric vehicle charging points.
- 6.64 Officers are satisfied that the above listed measures could be put in place to mitigate against any potential sustainability impacts, and can be secured by way of planning condition.
- 6.65 With the above in mind, the Local Planning Authority are satisfied that through the use of appropriately worded planning conditions, the above measures could be implemented 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.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.66 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.
- 6.67 **It is considered that this development constitutes CIL liable development.** At the time of drafting this report the proposal involves the following:

Replacement Dwelling:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	257m ²	525m ²	-268m ²
	Total Gain		-268m²
	Total Demolition		525m²

Equestrian Centre:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	2,562m ²	0m ²	2,562m ²
	Total Gain		2,562m²

- 6.68 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

Conclusion

- 6.69 The proposed replacement dwelling would be acceptable in principle, comprising a suitably designed dwelling proportionate in size to the dwelling it will replace, resulting in no adverse impact to neighbouring amenity over and above the existing arrangement.
- 6.70 The principle of the use of the site as a private equestrian facility for the breeding and training of competition dressage horses, with a small ancillary training element, is considered acceptable and in accordance with rural economic development policies. It is acknowledged that the proposed indoor arena is a large building of commercial scale however its impact on the surrounding landscape would be very limited given its low position within a site and strong boundary screening. The proposed landscape enhancements and mitigations would further offset any perceived landscape harm.
- 6.71 Given the nature of the proposed use, the impact on the narrow access along Stall House Lane would be limited as the traffic generation from the site would be small. The proposed has demonstrated that the site can be safely access from the highway and includes suitable parking provision. The development is not considered to adversely impact on the amenities of the neighbours whilst ecology, drainage and light impacts can be suitably mitigated.
- 6.72 With the above in mind, Officers consider that the scale and nature of the proposed use is acceptable in this instance, and recommend that the application be approved subject to the conditions recommended below.

7. RECOMMENDATIONS

- 7.1 To approve planning permission, subject to the following conditions:

Conditions:

- 1 **Standard Plans Condition:** The development hereby permitted shall be undertaken in full accordance with the approved plans.

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

- 2 **Regulatory (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, including any demolition works, shall take place until unless the local planning authority has been provided with either:

- a) a licence for bats and great crested newts 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 relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence for bats and great crested newts; and

c) confirmation of the site registration and a method statement supplied by an individual registered to use a Bat Mitigation Class Licence for Bats (relating to the demolition of the existing dwelling).

Reason: To conserve protected and Priority species and allow the Local Planning Authority 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 and s17 Crime & Disorder Act 1998.

- 4 **Pre-Commencement Condition:** No development shall take place (including any demolition, ground works, site clearance) until a further badger survey and updated mitigation statement has been submitted to and approved in writing by the local planning authority. This further survey shall be undertaken to identify whether any Badger activity has changed since the previous surveys were undertaken and whether further mitigation and/or works are required for badgers during the construction phase. The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve Protected species and allow the Local Planning Authority to discharge its duties under the Badger Protection Act 1992 and s17 Crime & Disorder Act 1998.

- 5 **Pre-Commencement Condition:** With the exception of the demolition and removal of existing buildings and any concrete hardstanding no development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A pre-demolition preliminary risk assessment which has identified:
- all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) – (c) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement Condition:** No development shall commence until precise details of the existing and proposed finished floor levels and external ground 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).

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

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

- 8 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,
- the anticipated number, frequency and types of vehicles used during construction,
 - the method of access and routing of vehicles during construction,
 - the parking of vehicles by site operatives and visitors,
 - the loading and unloading of plant, materials and waste,
 - the storage of plant and materials used in construction of the development,
 - the erection and maintenance of security hoarding,
 - the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), details of public engagement both prior to and during construction works,
 - safeguarding measures to ensure that the works do not pose danger to users of the adjacent Public Footpaths / Bridleways.

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

- 9 **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).

- 10 **Pre-Commencement (Slab Level) Condition:** Prior to the development commencing above slab level, a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 11 **Pre-Occupation Condition:** Prior to the occupation or first use of the development hereby permitted, a detailed lighting plan illustrating the proposed siting of each external light to be installed shall be submitted to and approved in writing by the Local Planning Authority. All external lighting shall be installed in accordance with approved locations detailed on the plan to be submitted to and approved by the Local Planning Authority and the specifications set out in the Lighting Technical Report submitted to the Council on 24.11.2020 (prepared by Designs for Lighting)

The external lighting shall be installed in accordance with the approved plan and the submitted Lighting Technical Report unless otherwise agreed to and approved in writing by the Local Planning Authority.

Reason: To allow the Local Planning Authority 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 to protect neighbouring amenity in accordance with Policy 33(2) of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 5(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 5(c), unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** The development hereby permitted shall not be occupied or brought into use until a scheme for the disposal of horse waste has been submitted and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing the scheme shall include the following:
- Methods and frequency of stable cleaning, storage, collection and disposal methods.
 - Detail of the location of storage of stable waste (muck heaps). These should not be located any closer than 30m from any neighbouring residential boundaries.
 - No burning of waste materials on site, including stable waste.

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

- 14 **Pre-Occupation Condition:** Prior to the first occupation of the proposed replacement dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policies 10 and 37 of the Horsham District Planning Framework (2015).

- 15 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
- Details of all existing trees and planting to be retained
 - Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
 - Details of all hard-surfacing materials and finishes
 - Details of all boundary treatments (including those to the proposed outdoor arena)

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **Pre-Occupation Condition:** No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development, and in accordance with Policy 41 of the Horsham District Planning Framework (2015)

- 17 **Post-Occupation Condition:** Upon the occupation of the replacement dwelling hereby permitted, the existing dwelling indicated on plan H/19/01 shall cease to be used for any purpose whatsoever and within a period of one month thereafter the existing dwelling shall be demolished (including the removal of foundations), all materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with details of landscaping to be submitted to and approved in writing by the Local Planning Authority.

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

- 18 **Regulatory Condition:** Other than for a maximum of 5 training sessions (defined as one trainee per session) per week, the stables, sand school and indoor arena hereby permitted shall operate as a private equestrian facility only and shall not be used for commercial purposes or in connection with any form of riding or livery establishment.

Reason: In the interests of amenity and highway impact, to enable the Local Planning Authority to regulate and control the development and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 19 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 20 **Regulatory Condition:** No works relating to the construction 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, unless otherwise agreed in writing by the Local Planning Authority.

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

- 21 **Regulatory Condition:** No deliveries of construction materials or plant and machinery and no removal of any spoil from the site, 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, unless otherwise agreed in writing by the Local Planning Authority.

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

- 22 **Regulatory Condition:** There should be no importation of soil and other fill materials onto the development site unless the soil/fill has been certified as fit for purpose by a competent person and has been subject to analysis by an accredited laboratory to ensure that it is free from contamination.

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

- 23 **Regulatory Condition:** There shall be no burning of materials or waste on site, including stable/horse waste.

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

- 24 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, July 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. 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 Local Planning Authority 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).

- 25 **Regulatory Condition:** There shall be no exterior lighting/floodlighting unless prior written approval from the Local Planning Authority has been granted by way of formal application.

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

26 **Regulatory Condition:** No plant or machinery that generates, or is likely to generate, noise audible beyond the site boundary to be installed without prior written approval from the Local Planning Authority by way of formal application.

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

27 **Regulatory Condition:** There shall be no use of a PA system or the playing amplified of music at any times unless otherwise agreed to and approved in writing by the Local Planning Authority by way of formal application.

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

INFORMATIVES

Conditions to be Discharged

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 www.planningportal.gov.uk/planning/applications/paperforms

Ordinary Watercourse Consent

Under the Land Drainage Act 1991, any works (permanent or temporary) that have the potential to affect the existing watercourse or ditch's ability to convey water will require Ordinary Watercourse Consent. Ordinary watercourses include streams, drains, ditches and passages through which water flows that do not form the network of main rivers.

Importation of Soils

No soils shall be imported within the development site unless the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. If soils are to be imported, the assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority.

Background Papers: DC/20/1519