



# **PLANNING COMMITTEE REPORT ADDENDUM**

**TO:** Planning Committee

**BY:** Head of Development and Building Control

**DATE:** 25 January 2021

**DEVELOPMENT:** Change of Use from Agricultural Barn (Stables/Equestrian) to Sus Generis to form new game processing workshop

**SITE:** Woodmans Farm London Road Ashington West Sussex

**WARD:** West Chiltington, Thakeham and Ashington

**APPLICATION:** DC/21/1756

**APPLICANT:** **Name:** Mr Anthony Skeet **Address:** North Farm Game Workshop North Farm Washington RH20 4BB

## **1. PURPOSE OF THE REPORT**

- 1.1 To update Committee Members following the submission of addition objection letters and representations.

## **2. REPRESENTATIONS**

- 2.1 4 additional letters of representation have been received since the publication of the Committee Report. These letters raise concerns and objections in respect of the contents and conclusions of the Water Neutrality Statement dated 5<sup>th</sup> January 2022.
- 2.2 Specifically, concerns have been raised that the figures provided do not reflect the existing lawful use of the subject building, or the processes and likely consumption levels resulting from the proposed operations. It is stated within these representations that the omission of evidence to demonstrate these consumption levels draws into question the accuracy of the figures and conclusions reached. It is questioned whether the figures reflect the various processes undertaken by Chanctonbury Game, where it is assumed that these require greater water consumption levels than suggested.

## **3. PLANNING ASSESSMENT**

- 3.1 As evident from the site visit and the documents submitted, the subject building has most recently been used as a racing stable, with the building subdivided internally to provide 18no. stables, tack room, w.c facilities, and mess accommodation. It is noted that the use of the building for equestrian purposes was approved under planning reference WX/4/89, with condition 2 of this permission restricting the use of the stables to private equestrian use. It is acknowledged that the use as a racing stable was likely undertaken in breach of this condition, however the planning history indicates the likelihood that this use has become lawful by virtue of time. Most specifically, an application submitted and approved in 2002

(under reference WX/5/02) related to the retention of horse gallops for racehorses. The supporting documentation indicates that the site has been operating as a racing stable for some years, and this suggests that the subject building and wider site had been used for this purpose in breach of the condition. While recognised that the current use of the building has been at a much lower intensity than previously, it is considered that the building has the capability of being occupied at capacity for this purpose. As such, it is considered reasonable that the water consumption levels reflect this use for the purposes of the Water Neutrality Statement.

- 3.2 The Water Neutrality Statement references an existing total water consumption of 949.25 litres per day. This is calculated on the basis of a 50% capacity of the stables (9 horses) where it is outlined that each horse would drink 50 litres of water per day, and require 5 litres per day for wash-down etc. Guidance provided by the Council's Agricultural Consultant indicate that water requirements for horses are generally based on its bodyweight and can be influenced by hot weather, amount of strenuous exercise, type of feed, and whether animals are grazed or boxed. While the water consumption levels for the horses are on the high-end of the scale, given the size and nature of a racehorse, the consumption level as quoted is considered reasonable. These figures are also supported by the submission of Water Utility Bills for period between 11/08/2020 and 09/11/2020. Due to the confidential nature of this information, the evidence was not made public. However, following redaction, the Water Utility Bill is now available to view on the Council's website.
- 3.3 The Water Neutrality Statement references a proposed total water consumption of 466.79 litres per day. As shown in the accompanying table, this is based on w.c's, basin taps, kitchen taps, and wash-down facilities. The Applicant has confirmed that the only water used is in relation to washing down after the batch of carcasses have been processed and use of the staff facilities. The total consumption figure has been calculated based upon 6 full-time members of staff and 1 part-time member of staff. These figures have been supported by Water Utility Bills for the existing premises, dated between 16/072020-27/08/2020, 28/08/2020 - 02/11/2020, 02/11/2020-15/02/2021, 15/02/2021-05/05/2021, 05/05/2021-11/08/2021, and 11/08/2021-01/11/2021. These indicate a fluctuation in the consumption levels, with the likely cause being the seasonality of the operation, and this would be expected given the nature of the use. Due to the confidential nature of this information, the evidence was not made public. However, following redaction, the Water Utility Bill is now available to view on the Council's website.
- 3.4 Based upon the evidence submitted, and the assumptions made in respect of the most recent use of the subject building and the proposed activities (which already operates from another site within the District), it is considered that the proposed use would result in a lower water consumption than former levels. Having undertaken an HRA Screening, it has thereby been concluded that the proposed development would not have a Likely Significant Effect on the designated features of the Arun Valley SAC/ SPA /Ramsar sites.