



**DELEGATED APPLICATIONS - ASSESSMENT SHEET**

**APPLICATION NO./ADDRESS:**

DC/18/2627

Woodlands Farm, Broadwater Lane, Copsale, Horsham, West Sussex, RH13 6QW

**DESCRIPTION:**

Retention of a temporary mobile home

**RELEVANT PLANNING HISTORY:**

DC/14/2280

Retention of Mobile Home

Allowed on Appeal  
06.08.2015

**SITE AND SURROUNDS**

The application site is positioned to the east of Broadwater Lane, outside of any designated built-up area boundary. The site is positioned approximately 0.9km to the east of Southwater, and is accessed via an existing gated access. The site consists of a number of buildings/structures including the mobile home subject of the current application, an agricultural barn, a portacabin building, dilapidated stable building, and a small storage/manure building. These buildings are positioned around a yard area, with paddocks to the south.

**DETAILED DESCRIPTION**

The application seeks permission for the temporary retention of the mobile home at Woodlands Farm. The mobile home is stationed on the land in connection with the rehabilitation and recuperation of racehorses which operates from the site.

**RELEVANT PLANNING POLICIES**

**The National Planning Policy Framework (NPPF)**

**Horsham District Planning Framework (2015):**

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 4 - Strategic Policy: Settlement Expansion

Policy 7 - Strategic Policy: Economic Growth

Policy 10 - Rural Economic Development

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

Policy 20 - Rural Workers Accommodation

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 29 - Equestrian Development

Policy 40 - Sustainable Transport

Policy 41 - Parking

**Neighbourhood Plan:**

**Parish Design Statement:**

Nuthurst Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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](http://www.horsham.gov.uk)

Consultations:

INTERNAL CONSULTATIONS

**HDC Compliance Team:** This application follows the expiry of planning permission for the retention of a Mobile Home which was granted on appeal under application reference DC/14/2280. The planning permission expired in August 2018, and the owner was contacted and they advised that they wished to submit a further application for planning permission.

OUTSIDE AGENCIES

**WSCC Highways:** No Objection

**Reading Agricultural:** No Objection. It is evident that the existing temporary mobile home continues to meet that equine care and ensure that the welfare of all horses under the applicant's care is not compromised. If the Council is minded to permit the siting of the existing temporary mobile home for a further two years, it will allow the applicant to continue with the development of his rehabilitation enterprise. The applicant however, needs to be fully aware that at the end of the extended permitted temporary period, if a further application is submitted for the permanent retention of the mobile home, or a permanent dwelling, financial information will be required to demonstrate that the business is financially viable and sustainable as noted in Local Plan Policy 20.

**Southern Water:** No Objection

Parish Comments:

No Objection

Representations:

None received

Member Comments:

None received

HUMAN RIGHTS

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 the application. Consideration of human rights is an integral part of the planning assessment set out below.

PLANNING ASSESSMENT

The main considerations material to this application relate to:

- The principle of development
- Design and Appearance
- Amenity Impacts

- Highways Impacts

### **Principle of Development:**

Policy 20 of the Horsham District Planning Framework (HDPF) states that outside the defined built-up area, new housing for rural workers will be supported provided that: there is a functional need for the dwelling and the occupation of the dwelling is to support the established business use; and evidence is submitted to demonstrate the viability of the rural business for which the housing is required.

The siting of the mobile home was approved at appeal under HDC planning reference DC/14/2280, where the Inspector considered that the mobile home is of limited size, with the associated activity and paraphernalia likely to be limited. Due to its contextual setting with the surrounding buildings, it was not considered to be an isolated entity, with the information provided by the Applicant considered to illustrate the functional purpose of the accommodation. The siting of the mobile home, tied under a personal permission to the Applicant, was therefore considered acceptable.

The application relates to the retention of the existing mobile home for a temporary period of 2 years, to be used in relation to the rehabilitation of racehorses. The Applicant cares for resting racehorses on a rotational basis from a racing stable in Epsom for about 4 years. Initially 5 to 6 horses were cared for, with at 12 to 15 horses now cared for at any one time.

A recent planning approval under reference DC/18/1960 gave permission for 6no. stables and hay store, and sought to improve the equestrian accommodation at the site for the recuperating racehorses. It was considered that the proposed buildings were of a suitable scale for their intended use, and would be much more appropriate than the existing dilapidated stables on the site. The recent approval, while not yet implemented, does illustrate the continued use of the site for equestrian purposes, and suggests the continued investment in the enterprise.

Following consultation with Reading Agriculture, it is evident that the essential needs of the proposal arise from: the close supervision, management and daily nutritional requirements of valuable race horses either boxed in stables or in paddocks that are on a rehabilitation programme; the close supervision of any exercising routine requirements for horses recovering from injury; the provision of security for horses under the Applicant's care from theft or malicious attack; and dealing with unforeseen emergencies such as a horse cast in its box, a horse with colic, or a fire where an immediate response is required. The existing temporary mobile home continues to meet the necessary equine care and ensures that the welfare of all horses under the Applicant's care is not compromised.

On the basis of the above, it is considered that there is an essential and functional need for the Applicant to live on site in order to maintain the welfare and care of the racehorses. Notwithstanding this, it is considered appropriate to impose conditions onto the approval relating to the temporary siting of the mobile home, and the personal use of the mobile home in connection with the Applicant and the wider use of the site.

### **Design and Appearance:**

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

The application relates to the retention of a mobile home on the site for an additional period of 2 years. The mobile home is of a standard design, and is sited in close relation to the surrounding built form comprising the barn, associated buildings, as well as those approved under planning permission DC/18/1960. The mobile home, sited within the grouping of existing buildings, is not considered to result in harm to the visual amenity or landscape character of the area.

### **Amenity Impacts:**

Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

The mobile home sits within the grouping of buildings comprising Woodlands Farm, and is located at a distance of approximately 110m from the nearest neighbouring property to the north-east. As such, the proposal is not considered to result in harm to the amenities or sensitivities of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

### **Highways Impacts:**

Policy 41 states that development should provide safe and adequate access and parking, suitable for all users. Policy 10 of the NPNP also states that residential development should include adequate off-street parking so as to minimise any need for on-street parking.

The mobile home is accessed via an existing track and entrance from the highway. Following consultation with WSCC Highways, no objections are raised, and the proposed use is not considered to result in severe impact on the operation of the highway network. The proposal is therefore considered to accord with Policy 41 of the Horsham District Planning Framework (2015).

### **Conclusions and Planning Balance:**

The proposal is considered acceptable in principle, and is considered to comply with all relevant local and national planning policies.

### **Recommendation: Application Permitted**

#### Conditions:

- Regulatory Time Condition:** The use hereby permitted shall be carried on only by the applicant, Mr J Smith, and shall be for a limited period only, being not more than two years from the date of this permission, or the period during which the mobile home is occupied by Mr J Smith, whichever is the shorter.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted.

- Regulatory Condition:** Upon cessation of occupation by Mr J Smith, or at the end of two years from the date of this permission, whichever shall first occur, the use hereby permitted shall cease and the mobile home shall be removed from the site with the land restored to its former condition.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted.

#### POSITIVE AND PROACTIVE STATEMENT

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.

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#### **Plans list for: DC/18/2627**

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

<b>Plan Type</b>	<b>Description</b>	<b>Drawing Number</b>	<b>Received Date</b>
Location plan		1	10.12.2018
Block plan		2	14.12.2018
Elevation plan	Roof as Proposed	3	10.12.2018

**DELEGATED**

Case Officer sign/initial

Authorising Officer sign/i

