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16 July 2020

Planning Department  
Horsham District Council  
Parkside, Chart Way  
Horsham RH12 1RL

Dear Sir/Madam

## **DC/20/1205: Construction of stables and sand school: Pemberley, Copsale Road, Maplehurst**

### **Background**

The applicant recently applied to convert a barn/stable to a dwelling house (DC/19/2117). This was refused planning permission by HDC because:

*“The proposal would create a dwellinghouse, outside the limits of any town or village, and represents an undesirable form of sporadic residential development which is not essential to its countryside location, and would not meet the requirements for an essential need of a rural worker. The proposal would therefore be contrary to policies 1, 2, 3, 20 and 26 of the Horsham District Planning Framework (2015), and would conflict with the aims of the NPPF, in particular Paragraph 79.”*

The Planning Inspectorate dismissed the applicant’s appeal on similar grounds.

### **The current application**

This application proposes the construction of a large stable block with three stables, four foaling stables, feed store, hay store, tack room, refreshment room and toilet and a large 60m by 30m sand school. This is in addition to the existing barn/stable block and a mobile field shelter/stable.

The Parish Council is extremely concerned about this proposal because:

- 1) The proposed stabling plus the existing permanent and mobile stabling on the owner’s land is excessive for one person’s leisure use.** This amount of stabling is sufficient to house 11 horses plus 4 foals.

**2) This strongly suggests that the applicant's intention is to change the use of the site from one of personal use to a commercial business.** This is reinforced by the inclusion of four foaling stables and a large sand school. The applicant should have applied for permission for a commercial equestrian business, including a stud farm and horse training facilities.

**3) This is not a sustainable site for a commercial business.** It would lead to more traffic movements from farriers, vets, horse physiotherapists, behavioural specialists, feed delivery lorries and prospective customers of trained horses. This is a countryside location with narrow lanes and would increase the traffic hazards for existing local residents and the many cyclists who use the lanes in Maplehurst.

**4) There has been no attempt to re-configure this existing barn/stable block (which has 7 stables) to make it appropriate for the applicant's horses including the bigger horse (17hh) the applicant has chosen to buy.** This should have been a next step by the applicant.

**5) This site would contain three stable blocks which constitutes sporadic development in the countryside.** This littering of the countryside with structures should be resisted and especially as the site is visible from Copsale Road and it adjoins Sheepwash Farm, a Grade II Listed Building.

**6) The applicant has not stated what will happen to the existing barn/stable block.** If this application is granted permission, then it is expected that the existing barn/stable block will be declared redundant and there will be a renewed application for its change of use to a dwelling.

**7) The proposed sand school at 60m by 30m (when the usual manège size is 40m by 20m and international manège size is 60m by 20m) appears excessively large for training and exercising horses that are kept for personal use.**

## **Conclusion**

**The Parish Council strongly objects to this application on the following grounds:**

1) The proposed stable block and the sand school, by nature of their form and position, represent sporadic development in the countryside and would cause material harm to the visual amenities and character of this rural area. Therefore the proposal contravenes policies 3 and 4 of HDC's Planning Framework which seek to protect the countryside from such developments.

2) The proposed new stable block is not "essential" as there is already a barn/stable block that could be converted to provide for the applicant's needs. It is of an inappropriate scale and excessive for the applicant's personal use. It will cause material harm to the character of the rural area. Therefore the proposal conflicts with policy 25 of HDC's Planning Framework because it does not protect, conserve or enhance the landscape and policy 26 of HDC's Planning Framework on "Countryside Protection".

3) The proposed development has an unacceptable adverse effect on the setting of “Sheepwash Farm”, a grade II Listed Building. It lies within the setting of this heritage asset and it will be very visible from the heritage asset. Therefore the proposal conflicts with policy 34 of HDC’s Planning Framework which seeks to protect heritage assets.

The Parish Council also notes, and supports, the comprehensive objection to this application submitted by the owner of “Sheepwash Farm”.

**The Parish Council strongly urges HDC to refuse permission for this application on the above grounds.**

Yours faithfully

*Sarah Hall*

Sarah Hall  
Clerk, Nuthurst Parish Council