

Planning Statement

Planning Application for
**Re-use, alteration and extension of existing store to create a 5 bay
stable block**

at

**Land at Southgate Stud, Cuckfield Lane, Warninglid,
Haywards Heath, West Sussex RH17 5SN**

on behalf of

Kirsty Allen

July 2025

Planning & Development



3 Massetts Road
Horley
Surrey RH6 7PR
planninganddevelopment@whiteandsons.co.uk
01293 824354

Prepared by: Alex Moseley
BA (Hons) MA TP MRTPI
Principal Planner

Checked by: Julian Sharpe
BSc(Hons) DipTP MRTPI
Associate Partner



RTPI

Chartered Town Planners

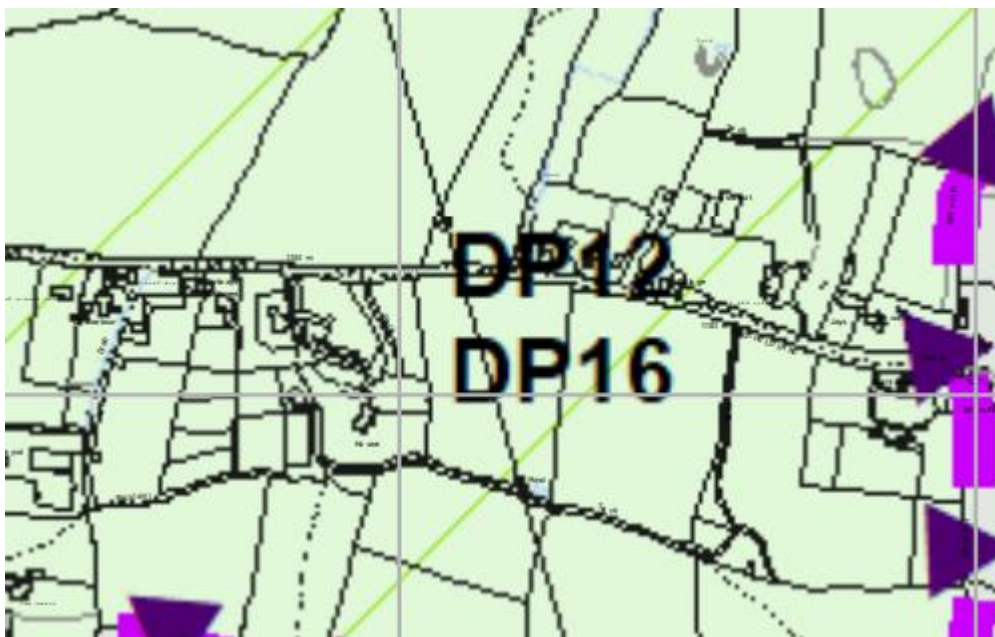
1. Introduction

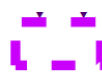
- 1.1. This Statement supports a planning application for the re-use and extension of the existing store to create a 5 bay stable block at Southgate Stud, Cuckfield Lane, Warninglid, Haywards Heath.
- 1.2. This Statement sets out the background to the application and need for the development, before summarising the site planning history and relevant planning policies. It then analyses the proposals against that background before concluding how the development would meet those policies and other material considerations.
- 1.3. The applicant is seeking to extend and re-use an existing storage building to provide additional capacity for keeping horses at the livery. The applicant owns 20 acres alongside the facilities. The site already provides 7 stables. The extension will form a small addition and will be constructed on an existing concrete plinth.

2. Site Description and Background

- 2.1. Southgate Stud is a livery located to the east of Warninglid. The site offers 7 riding stables together with associated facilities for visitors and staff alongside an outdoor sandschool located to the south of the complex. The use is commonly associated with other outdoor sport and recreation use. The centre has operated for over 20 years. The livery is also served by its own car park which is to the north and the two existing buildings. The main stable building is divided up to provide stabling on the eastern side and also houses facilities for members including a meeting room, storage area and WC with kitchenette.
- 2.2. The existing store measures 14.5 in width and 4.05m in length and has a monopitched roof on its lowest point measuring 2.5m and at its tallest, 2.85m. The building is used as a covered store with it being open on all sides apart from the south western side which has spaced timber panels. The building presents an opportunity to increase the stabling capacity at the site without significantly changing the existing built form. This will also form a cost effective way of improving the facilities.

- 2.3. The proposal will involve retention of the building's height and roof form but will see an increased width to 18.3m with the depth being retained at 4.05m. The proposal would utilise an existing concrete plinth located on the northern end of the building.
- 2.4. The area is rural in character with a majority of the houses in Warninglid being located to the north west. There are several houses nearby that also share the same access road as the livery. There are no listed buildings on or near to the site. The site is also outside of Flood Zones 2 and 3 and therefore at low risk of flooding.
- 2.5. The site lies within the Countryside and the area is also within the High Weald Area of Outstanding Natural Beauty (AONB). These designations are shown on the extract from the Council's Policies Map below:



 Parish Boundary
 FloodZones

 High Weald AONB
 Protection and Enhancement of Countryside

3. Relevant Planning History

3.1. In terms of the planning history of the site, application DM/20/4322 had proposed the conversion of existing stable and facilities building to serve as a single residential dwelling. The applicant has not implemented the consent and it has since expired. The site is a commercial livery with 7 stables, a tack room and staff and visitor facilities. The subject building appears to have been erected following the granting of DM/17/2719.

3.2. The applications associated with the site are listed below:

Planning Applications (3)

- [Open sided barn.](#)
Ref. No: DM/17/2719 | Status: Prior Approval Not Required
- [Retrospective application for installation of caravan for overnight use when mares are foaling.](#)
Ref. No: DM/17/2895 | Status: Refused
- [Conversion of stable building to single residential dwelling.](#)
Ref. No: DM/20/4322 | Status: Permission

4. Planning Policy

- 4.1. With reference to the Mid Sussex Policies Map, the site is within the Countryside and within the AONB. As such, applications for development will be assessed against policies contained within the National Planning Policy Framework (NPPF) together with the Mid Sussex District Plan alongside a suite of supplementary planning documents. The site is also within the Neighbourhood Plan area for Slaugham.

National Planning Policy Framework 2024

- 4.2. Under Chapter 2 'Achieving sustainable development' and the subsection 8.b. 'A social objective' is to *"support communities' health, social and cultural well-being"* and in this is enhanced by the presence of equestrian facilities.
- 4.3. The subsection entitled 'The presumption in favour of sustainable development' at paragraph 11.b. states that: *"strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses"*. Equestrian activities are an important land use in the rural economy with needs that should be served by strategic policies.
- 4.4. Within Chapter 4 'Decision making', paragraph 39 states that *"Local planning authorities should approach decisions on proposed development in a positive and creative way... Decision-makers at every level should seek to approve applications for sustainable development where possible"*.
- 4.5. Paragraph 57 states that *"Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects"*.
- 4.6. Chapter 6 'Building a strong, competitive economy' contains a sub-section entitled 'Supporting a prosperous rural economy' which is geared around sustainable growth in rural areas. Paragraph 88 states that decision should enable:

*“a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
b) the development and diversification of agricultural and other land-based rural businesses;
c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
d) the retention and development of accessible local services and community facilities...”*

- 4.7. Paragraph 89 goes on to state that *“sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.”*
- 4.8. Chapter 8 ‘Promoting healthy and safe communities’ at paragraph 103 states that *“access to opportunities for sport and physical activity is important for the well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change”*. The chapter also seeks to guard against the unnecessary loss of valued facilities and services.
- 4.9. Chapter 15 ‘Conserving and enhancing the natural environment’ seeks to minimise impacts on biodiversity and providing net gains where possible.
- 4.10. Annex 1 confirms the weight that can be applied to policies adopted prior to the publication of the NPPF and that weight should be given in accordance with consistency with the NPPF.

Local Plan

- 4.11. The Local Plan is the Mid Sussex District Plan 2014-2031. There are also a number of Supplementary Planning Documents (SPDs), together with the High Weald AONB Management Plan. The site is also within the Neighbourhood Plan area for Slaugham.
- 4.12. The Local Plan contains the main policies for development in the District, including where development is to be directed. Policy DP12 concerns

- landscape and countryside matters. It confirms that the rural or landscape character of the area should be maintained and enhanced when having regard to the quality of the rural and landscape character is maintained or enhanced.
- 4.13. Policy DP16 of the Local Plan states that development will only be permitted where it conserves or enhances natural beauty and states that small scale proposals which support the economy and social well-being of the AONB (now known as National Landscape) that are compatible with the conservation and enhancement of natural beauty will be supported.
- 4.14. Policy DP24 is entitled Leisure and Cultural Facilities and Activities provides support for development that provides new and/or enhanced leisure and cultural activities and facilities.
- 4.15. The Design Guide SPD 2020 contains policies for new development. Policy DP26 expects all development to be of a high quality design and layout and to be sensitive to the countryside. It provides a number of criteria against which new development should be assessed relating to the design of development and sustainability.
- 4.16. Policy DP38 relates to biodiversity. This policy confirms that development proposals should be informed by local ecological and geological evidence. There is a presumption in favour of development proposals that promote nature conservation and management and restore or create Priority Habitats. Where development would directly or indirectly affect protected or priority species, it will only be permitted where the species involved will not be harmed or appropriate mitigation measures can be put in place.
- 4.17. The Slaughtam Neighbourhood Plan under policy 1 considers the interests of the High Weald AONB and requires proposals to consider the sense of place and setting of the AONB. In addition, small scale proposals which support the local economy and social well-being of the AONB will be supported where they are compatible with the conservation and enhancement.

4.18. Policy 6 community facilities confirms that where they are enhanced they will be supported.

4.19. Policy 12 recognises that the economic growth of the Parish should be supported.

5. Analysis

- 5.1. The proposal concerns the re-use and extension of the existing store to create a 5 bay stable block at Southgate Stud in Warminglid.
- 5.2. It is suggested that the following issues are of most relevance in this case and are addressed in detail below:
- Principle of Development
 - Design, Layout and Character
 - Amenities
 - Access/parking
 - Other matters.

Principle of Development

- 5.3. Both national and local policy confirm that facilities associated with sport and recreation should be supported as they play an important role in serving the local community. In the absence of a policy that directly addresses the interests of equestrian facilities in the District Local Plan, it is commonly accepted that equestrian development falls within the community and recreational facility policy provision, in this case policy DP24 of the District Local Plan. Moreover, it is commonplace to also consider such facilities being associated with the Countryside as is the case here.
- 5.4. The proposal would add a further 5 stables to the livery site therefore increasing the provision to a total of 12 stables. The land owned is in the region of 20 acres and so there is scope to sufficiently accommodate the additional provision of stabling at the site with adequate grazing as it is generally advised by the British Horse Society that equestrian facilities should provide between 1-1.5 acres per horse kept on the site. This would equate to an area of between 12-18 acres. The existing building is constructed from steel supports and is braced in timber, the roof is made from corrugated steel sheeting. The building will be adaptable ,alongside there being sufficient scope to extend it on the northern side on an existing concrete plinth. The proposed arrangements ultimately would relate to

the existing equine use of the site and is therefore considered to be compatible with planning policy.

- 5.5. It can be concluded that the NPPF and local level policies are supportive of recreational uses and the expansion of community facilities, in addition to recognising that such uses that support the rural economy should also be sustained. As such, the principle of development should for these reasons be considered acceptable.

Design, Layout and Character

- 5.6. The existing equestrian use is served by the subject building alongside a larger building that provides the existing stables, tack room and associated facilities. The development retains the existing building with the modest extension being 3.8m in width. It is suggested that the proposed development would conform with the general character of the site with it being directly connected with the associated equestrian use. There will be no significant change to the overall setting of the complex when considering the wider distant views.
- 5.7. The building will be clad in timber weatherboarding which will be rough sawn and stained in a dark brown as per the specification on the supporting plans. The stable doors are equally made from timber with the stables themselves being marginally recessed from the front outer elevation to provide some weather cover. The roof will be made from corrugated steel to tie in with the existing roof. Each stable will meet the minimum specifications for a stable in terms of area and size in line with the British Horse Society standards relating to stable welfare.
- 5.8. The site is within a rural setting and it is acknowledged that the proposal would by virtue of the use, scale and design respect the local context and character. There is a case to suggest that the re-use will not undermine the landscape when factoring its inclusion within the High Weald AONB. Arguably, the proposed changes and re-use would to a degree improve the visual appearance of the building as the stables would result in the building being entirely clad in timber as opposed to the building's appearance being open on some of the elevations with one side currently having a tarpaulin to provide more enclosure

but is unsightly. The changes are in keeping with the character and so for these reasons the proposal conforms with the criteria listed under policy DP26.

Amenities

- 5.9. In terms of the amenities of neighbouring properties, the use is already established on the site and so there will be little noticeable change through the provision of 5 extra stables at the livery. The development proposal will not give rise to any significant intensification of activity and is mainly an alteration of the arrangements already there. The nearest adjacent neighbours are noted to be to the north measuring over 50m from where the building is currently situated, this gap is also separated by vegetation and the existing car parking area currently serving the livery. There are other neighbouring properties nearby across the other side of the access road and again these are an appreciable distance and are currently separated by the existing larger livery building at the site.
- 5.10. In this case, the proposed re-use and extension is an appreciable distance from the neighbouring uses. The use and function of the site will not fundamentally change and so it is suggested that the proposal would not result in any harmful increase in noise, odour or impacts arising from the development. As such, the proposal is considered to comply with the safeguarding issues and requirements outlined by policy DP26.

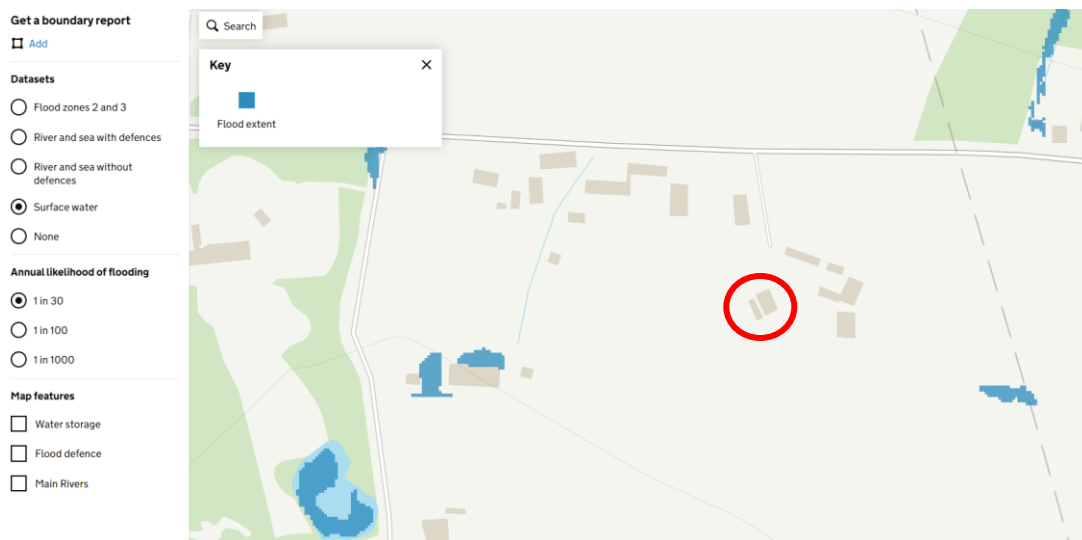
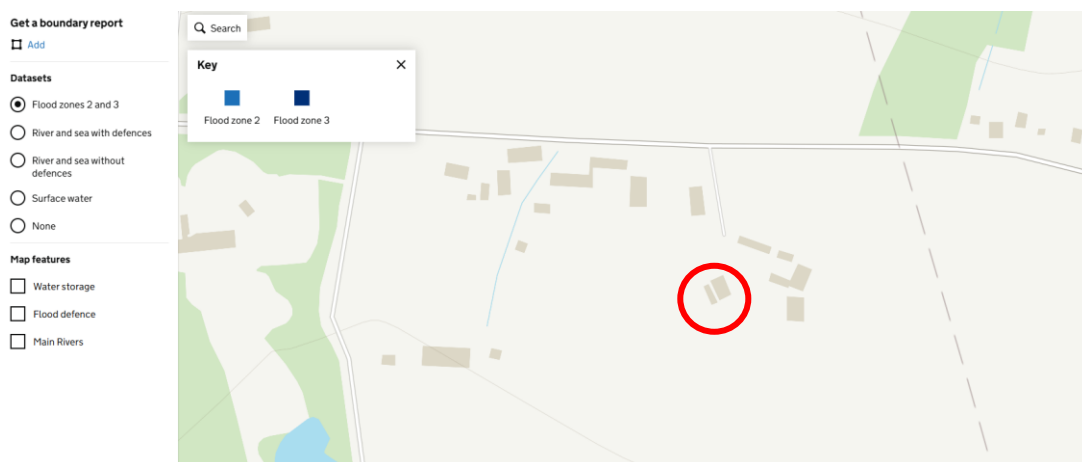
Access/Parking

- 5.11. The application would potentially see a small increase in vehicular movements to and from the site. However, this is anticipated to be low as it is largely dependent on the number of horses one person owns and how they manage the upkeep of the stables, as duties are often shared between those tending to their horses. There is sufficient space within the car park to accommodate up to 7 or 8 vehicles and so this is more than sufficient to accommodate the need for any small increase as there are generally no more than 3-4 vehicles currently arriving to and from the site on a daily basis, with any movements being across the day as opposed to any one particular time. From a highway safety point of

view the proposed arrangement will not adversely impact the existing access to the site from Cuckfield Lane.

Other matters

- 5.12. The development is not within flood zones 2 or 3 and therefore there is a low risk of flooding. It is not within an area at risk of surface water flooding. The relevant flooding maps are provided below to allay any concerns over this matter.



Flood map to indicate that the site is outside of flood zones 2 and 3 in addition to carrying low probability to flooding

6. Conclusion

- 6.1. The proposed re-use and extension of an existing building at Southgate Stud to create a 5 bay stable block would make efficient use of the building, as opposed to erecting a separate stable block.
- 6.2. The development is acceptable in principle as policy is generally supportive of economic rural development where the facilities are associated with sport and recreation.
- 6.3. The proposal will support the existing use and follow general arrangements currently seen at the site. The proposed extension will be sympathetic in both the siting and scale with the overall building also being sufficiently distanced from the neighbouring uses to ensure that their amenities are protected. Moreover, the design and materials used here would also respect the character and appearance of the AONB.
- 6.4. For the above reasons, it is respectfully requested that the Local Planning Authority support this planning application and grant permission under delegated powers.



3 Massetts Road
Horley
Surrey RH6 7PR
planninganddevelopment@whiteandsons.co.uk
01293 824354