

Application No: **WSCC/077/11/BK**  
**COUNTY MATTER**

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT**  
**PROCEDURE) (ENGLAND) ORDER 2010**

To Mrs S Wright  
c/o The D & M Planning Partnership  
Riverside Chambers  
20 Bridge Street  
Godalming  
Surrey  
GU7 1HY

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **PERMIT** the following development, that is to say:-

**Development of equine rehabilitation and physiotherapy centre comprising treatment block, horse walker, sand school, car park, grass paddocks, exercise track and engineering operation to form a bund adjacent to the A23 (resubmission of WSCC/001/10/BK) at Park Farm Cottage, Broxmead Lane, Bolney, West Sussex, RH17 5RJ**

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions if any) submitted to this Council on 20 December 2011 (and in accordance with the relevant correspondence a copy of which is attached \*) and subject to the conditions specified hereunder:-

**Commencement**

1. 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.*

Date .....11/06/12..... Signed  
Strategic Planning Manager .....

**\*N.B.** The reasons for imposing the above conditions are as specified after the conditions.  
The words in brackets do not apply unless a copy of the relevant correspondence is attached.  
Your copy of the application, determined as above, is returned herewith for your records.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES AT APPENDIX A OF THIS FORM

## Continuation Sheet

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### Approved Plans

2. The proposed development shall not take place other than in accordance with the approved information and plans, all received on 20 December 2011:

- Block Plan
- Location Plan
- Drawing 0738/06/2E Masterplan;
- Drawing 0738/06/3B Cross-Sections;
- Drawing 0738/06/4B Planting;
- Drawing 0738/06/5 Site as existing and visual survey;
- Drawing 0738/07/1A Ecology; and
- Stable Plans, Sections and Elevations.

and supporting information, save as varied by the conditions hereafter or any variation thereto that may be agreed in writing by the County Planning Authority.

*Reason: To secure a satisfactory development.*

### Timescales

3. Prior written notification of the commencement of the development shall be provided to the County Planning Authority no less than seven days before such commencement. All inert waste deposition required to create the bund shall cease within 24 months of the commencement of the development. Thereafter the bund shall be landscaped in accordance with schemes to be approved by Conditions 17 and 18.

*Reason: To ensure the development is carried out in accordance with the proposed timescales within the application in the interests of amenity.*

### Materials/Finishes

4. No development other than preparatory groundworks shall be carried out until a schedule of materials and finishes to be used for external walls and roof of the proposed treatment block, surfacing/surface edging (including sand school, horse walker, access routes, car park and exercise track) have been submitted to and approved in writing by the County Planning Authority. The approved scheme shall thereafter be implemented in full.

*Reason: In the interests of visual amenity and to ensure a development of high quality.*

5. No development other than preparatory groundworks shall be carried out until a plan detailing the proposed horse walker (including dimensions, materials and finishes) has been submitted to and approved in writing by the County Planning Authority. The approved plan shall thereafter be implemented in full.

*Reason: In the interests of visual amenity and to ensure a development of high quality.*

Date .....11.10.12..... Signed Strategic Planning Manager .....

## Continuation Sheet

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6. Prior to the commencement of development a schedule of all new fencing and gates shall be submitted to and approved in writing by the County Planning Authority. The schedule shall include details of location, style, and finishes of the fences/gates to be used. The fencing and gates shall thereafter be implemented and maintained in accordance with the approved details.

*Reason: In the interests of the amenity.*

7. No temporary buildings, skips or static plant required during construction operations hereby approved shall be erected or placed on the site until the prior written agreement of the County Planning Authority has been given to their positioning, layout, design, colour and dimensions.

*Reason: In the interests of the visual amenities of the locality.*

### Operational requirements

8. Bund materials shall constitute only inert, uncontaminated material and soils. Prior to the commencement of the development hereby approved a scheme detailing the storage and disposal measures to be taken in the event that contaminated or unsuitable material is brought to the site shall be submitted to and approved in writing by the County Planning Authority. The approved scheme shall thereafter be implemented throughout the course of the construction.

*Reason: To avoid unacceptable pollution.*

9. The site shall not be used as the operating base for other goods vehicles, plant or equipment not normally required for earthmoving, grading or deposition of fill material on the site. No vehicles, skips, containers or demountable lorry bodies shall be stored overnight on the site without the prior written approval of the County Planning Authority as to their type, number and location.

*Reason: In the interests of the general amenities of the locality.*

10. Unless otherwise approved in advance in writing by the County Planning Authority there shall be no mechanical processing of imported fill material on site.

*Reason: In the interests of amenity.*

11. Unless otherwise agreed in advance and in writing by the County Planning Authority no construction operations or deliveries of inert waste materials shall take place and no plant, machinery or vehicles associated with the construction of the development hereby permitted shall operate, outside the hours of:

07.30 and 17.00 Monday to Friday,

07.30 to 13.00 Saturday,

and no work shall occur on Sundays, Bank or Public Holidays.

*Reason: To protect the amenities of occupiers of nearby residential properties*

Date .....11/06/12..... Signed Strategic Planning Manager .....

## Continuation Sheet

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12. No plant, equipment or vehicle shall be used on the site unless fitted and operated at all times with silencing measures to a standard not less than the manufacturer's UK standard specification for that equipment.

*Reason: In the interest of the amenity.*

13. A copy of this decision notice together with the approved plans and any schemes and/or details subsequently approved pursuant to this permission shall be kept at the site office at all times and the terms and contents thereof shall be made known to supervising staff on the site.

*Reason: To ensure the site operatives are conversant with the terms of the planning permission.*

14. A record shall be kept on site of the volumes of inert waste material deposited at the site for each working day during the construction period. The records shall detail the number of HGV loads, the volume of material for deposit within each HGV load and be a complete record from the first day of deposition. The record shall remain on site and be made available for inspection upon request of the County Planning Authority.

*Reason: To enable the County Planning Authority to monitor the progress of the development and ensure completion in the duration proposed in the application, in the interests of the general amenities of the locality.*

### Lighting

15. Unless otherwise agreed in writing by the County Planning Authority there shall be no external artificial lighting installed on the site.

*Reason: In the interests of the visual amenities of the area and to protect highway safety.*

### Dust Suppression

16. Prior to the commencement of the development hereby approved, a scheme detailing the measures to be taken for the suppression of dust shall be submitted to and approved in writing by the County Planning Authority. Thereafter, the approved scheme shall be implemented in full throughout the period of construction operations hereby approved.

*Reason: In the interests of the amenity and highway safety.*

Date ..... 11/06/12 .....

Signed  
Strategic Planning Manager ..... 

**Continuation Sheet**

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**Landscape/phasing**

17. Prior to the construction of the bund a phasing plan detailing the progressive construction of the bund over the implementation period, volumes of material required, and the extent and height of the bund for each phase, shall be submitted to and approved in writing by the County Planning Authority. The bund shall thereafter be constructed in accordance with the approved phasing plan.

*Reason: To ensure the bund is landscaped in appropriate timescales in the interests of the general amenities of the locality.*

18. Prior to the commencement of development a revised landscaping scheme and planting/seeding schedule noting species plant sizes, seeding and proposed numbers, densities and phased implementation throughout construction shall be submitted and approved in writing by the County Planning Authority. Thereafter, the approved landscaping scheme shall be implemented in full. Any trees, shrubs or plants which within a period of 5 years from planting are removed or become seriously damaged, diseased or die shall be replaced in the next planting season with others of such size and species as may be agreed in writing with the County Planning Authority.

*Reason: In the interests of the amenity and of the environment of the development.*

19. Topsoil shall only be stripped when, as far as practicable, in a dry and friable condition. In addition all topsoil shall be used on site and shall be stored at a height of no more than 2m in location/s to be approved in writing by the County Planning Authority.

*Reason: To prevent damage to, and ensure the reuse of, existing soils on site.*

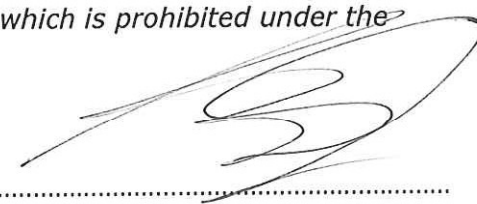
20. For the duration of construction activity hereby approved all retained trees are to be protected in accordance with BS5837:2005 'Trees in relation to construction'.

*Reason: In the interest of environmental amenity.*

21. Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of Japanese Knotweed on the site shall be submitted to and approved in writing by the County Planning Authority. The method statement shall include proposed measures to prevent the spread of Japanese Knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

*Reason: To prevent the spread of invasive species, which is prohibited under the Wildlife and Countryside Act 1981.*

Date .....11/06/12.....

Signed  
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## Continuation Sheet

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### Ecology

22. Large woody plants programmed for removal are only to be cleared outside the bird breeding season (March to August inclusive). The plants can be removed at any time if an ecologist confirms that there are no breeding birds using them (Ref: Breeding birds - Wildlife and Countryside Act 1981).

*Reason: In the interests of ecology.*

23. Prior to the commencement of the development hereby approved a scheme detailing the specification of the proposed pond as detailed in Drawing No. 0738/06/2 Rev D 'Masterplan' dated 11/06, including design measures to ensure a positive contribution to the nature conservation value of the site, shall be submitted to and approved in writing by the County Planning Authority. The approved scheme shall be implemented in full, with the pond constructed, within 6 months of the commencement of the development.

*Reason: In the interests of biodiversity.*

24. Prior to the commencement of the development hereby approved, details of proposed ecological enhancements, including enhancements to existing wet interests, shall be submitted to and approved in writing by the County Planning Authority. The approved scheme shall thereafter be implemented in full.

*Reason: To ensure biodiversity is enhanced.*

### Water

25. Prior to the commencement of the development hereby approved a scheme of surface water drainage (based on sustainable drainage principles, incorporating ecological enhancements where practicable, and including details of how the scheme will be maintained and managed during construction and upon completion, taking into account the provisions of the submitted Flood Risk Assessment) shall be submitted to and approved in writing by the County Planning Authority. The approved scheme shall thereafter be implemented in full.

*Reason: To ensure that the proposed development is satisfactorily drained.*

26. Prior to the commencement of the development hereby approved a scheme for the provision and management of a buffer zone alongside the watercourse and during the pond creation shall be submitted to and agreed in writing by the County Planning Authority. The scheme shall include plans showing the extent and layout of the buffer zone; and details demonstrating how the buffer zone will be protected during development and managed/maintained in the long term. The approved scheme shall thereafter be implemented in full.

*Reason: In the interests of protecting the watercourse and biodiversity.*

Date ..... 11/06/12 .....

Signed  
Strategic Planning Manager ..... 

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### Archaeology

27. Prior to the commencement of development the developer shall arrange for an archaeological organisation or appropriately qualified archaeologists to observe the excavations and record archaeological evidence that may be uncovered as a result of the development in accordance with a written scheme of investigation that shall be submitted to and approved in writing by the County Planning Authority.

*Reason: To ensure that potential buried archaeological remains on the site will be adequately recorded.*

### Highways

28. Prior to the commencement of development a Key Stage 2 Preliminary Assessment, including Preliminary Certification undertaken in accordance with the requirements of the Design Manual for Roads and Bridges Volume 4, Section 1, Part 2 HD22/08 shall be submitted to and approved by the County Planning Authority.

*Reason: to ensure the bund and drainage diversion is adequate to protect the A23.*

29. Prior to the commencement of the development hereby approved a Key Stage 3 Geotechnical Design and Construction, undertaken in accordance with the requirements of the Design Manual for Roads and Bridges Volume 4, Section 1, part 2 HD22/08, shall be submitted to and approved in writing by the County Planning Authority.

*Reason: To ensure the bund and drainage diversion are design and constructed in a way which protects the integrity of the A23 and its drainage.*

30. The bund and drainage diversion hereby approved shall be constructed in accordance with the Geotechnical Design Report approved under condition 29, unless otherwise agreed in writing by the County Planning Authority. Thereafter the bund and drainage diversion shall be maintained in good order in perpetuity.

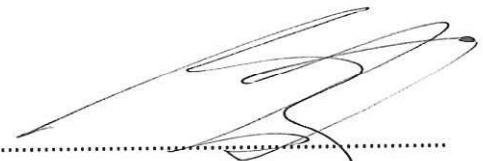
*Reason: To ensure the bund and drainage diversion are design and constructed in a way which protects the integrity of the A23 and its drainage.*

31. Prior to the commencement of the development hereby approved a scheme shall be submitted to and approved in writing by the County Planning Authority setting out measures to prevent vehicular access between the development and the A23 via the access adjacent to Dan Tree Farm after the bund has been completed.

*Reason: to prevent vehicles, particularly slow moving horseboxes, from the using the access to enter and leave the A23, to ensure road safety is protected.*

Date ..... 11/06/12 .....

Signed  
Strategic Planning Manager .....



## Continuation Sheet

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32. Prior to the commencement of the development hereby approved the measures approved in condition 31 shall be implemented in full. Thereafter the approved measures shall be maintained in perpetuity.

*Reason: to prevent vehicles, particularly slow moving horseboxes, from the using the access to enter and leave the A23, to ensure road safety is protected.*

33. The development hereby permitted shall not be brought into use until car parking spaces have been marked out as indicated on the approved Block Plan. Car parking provision shall thereafter be retained in full.

*Reason: To ensure adequate parking provision.*

34. Prior to the commencement of the development hereby approved the applicant shall submit a scheme to be approved in writing by the County Planning Authority detailing the measures to ensure that no vehicle shall leave the site in such a condition that earth and mud adhere to the wheels in a quantity which may introduce hazard or nuisance on the highway and actions to be taken in the event of mud or debris arising from the development being present on the highway. Thereafter, the approved scheme shall be implemented in full.

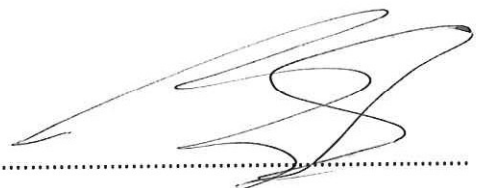
*Reason: In the interests of highway safety.*

## INFORMATIVES

- A. The applicant is advised that should protected species be present work must stop and Natural England informed. A licence may be required from Natural England before works can re-commence, Natural England will advise.
- B. The applicant's attention is drawn to the comments of the Environment Agency (letter dated 26 January 2012) which identifies the need for an Environmental Permit and potentially Land Drainage Consent. Reference is also made to the buffer zone required by condition 26.
- C. With regard to Condition 18 the applicant's attention is drawn to the comments of the Local Development Division (dated 03 February 2010), which highlights the required minor amendments to submitted landscaping scheme and planting schedule.
- D. This decision should be read in conjunction with a 106 legal agreement.

Date ..... 11/06/12 .....

Signed  
Strategic Planning Manager .....





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- E. The reasons for granting planning permission are that the proposal accords with National Policy Guidance and complies with Development Plan Policies requiring that the proposed development:
- meets an identified need;
  - is acceptable in terms of highway safety;
  - has an acceptable impact on local landscape (and the High Weald AONB), local ecology and the water environment; and
  - has an acceptable impact on local amenity and environmental health.

F. **Reason for the grant of planning permission.**

In determining the application and in applying the planning conditions, the following planning guidance and policies have been considered:-

**National Planning Guidance**

National Planning Policy Framework (2012)

**Regional Planning Policy**

South-East Plan (2009)

Policies W5-W6, NRM4-NRM5 and NRM10.

**Local Planning Policy**

Mid-Sussex District Local Plan (2004)

Policies G1, C1, C4-6, B1, B4, B18, B23-B24, T4, R1, R6, R12, CS13 and CS22.

**West Sussex Waste Local Plan Revised Deposit Draft (2004)**

Policies G1-G8, G10 and U9.

This information is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision please see the report by contacting County Planning, West Sussex County Council or visiting the website at <http://www.westsussex.gov.uk/ePlanning>

Date ..... 11/06/12 .....

Signed  
Strategic Planning Manager ..... 