

ARUN DISTRICT COUNCIL

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Planning Statement

Change of use of land and buildings of a mixed use comprising breeding of horses and livery

Gustone Farm, Barnham Lane, Walberton

1. Background

- 1.1 Gustone Farm comprises a land holding which extends to approximately 8 hectares of pasture. A number of buildings are located in the northeast corner of the holding; a general purpose barn, open bay dutch barn, 12 loose boxes arranged in a 'u' shape and a separate range of 4 loose boxes. In addition there is a sand school to the rear of the stables and a lunging pen to the west of the yard.
- 1.2 The site has been operating as a livery yard which was approved in October 2003 (planning reference WA/31/03). The majority of the liveries at the yard are currently DIY liveries as the applicant is finding it difficult to attract full liveries due to the lack of on-site residential accommodation which would provide the required security. The DIY liveries do not provide as much income as the full liveries would and as such, the applicant has diversified into the breeding of horses. Brood mares were purchased in 2005 and 2006 and have both bred successfully. A further two brood mares have recently been purchased. Given the success of the breeding programme, the applicant now intends to expand this part of the business whilst retaining an element of livery to provide a regular income.

2. The Application Proposal

- 2.1 The application proposes the change of use of the existing land and buildings to allow for the expanding breeding programme. As stated above, the livery will be maintained and on this basis, planning permission is sought for a mixed use of the site for breeding and livery purposes.
- 2.2 The breeding business is carried out by the applicant and his wife who are present on site on a daily basis. It is not therefore anticipated that the proposal will result in any additional traffic movements or activity over and above the authorised livery use. In fact, as the breeding programme expands, the number of liveries are likely to fall slightly therefore reducing the daily visits to the site by the other horse owners.

3. Relevant Central Government Advice and Development Plan Policies

- 3.1 PPS7: Sustainable Development in Rural Areas sets out the Government's objectives for the countryside. It states, in paragraph 32, that "Local Planning Authorities should set out in LDD's their policies for supporting equine enterprises that maintain an environmental quality and countryside character. These policies should provide for a range of suitably

located recreational and leisure facilities and where appropriate, for the needs of training and breeding businesses".

- 3.2 Policy LOC2 of the West Sussex Structure Plan 2001 to 2016 allows development in the countryside which has a demonstrable need to be in such areas and is otherwise compatible with its location. Policy NE8 allows for development which sustains the countryside as a place of varied and productive social and economic activity.
- 3.3 Policy DEV5 of Arun District Local Plan 2003 relates specifically to equine development. It states that planning permission will be granted for horse related activities subject to meeting various criteria relating to, amongst other matters, the level of activity likely to be generated, parking and access requirements and the adequacy of the bridleway network.

4. Conclusion

- 4.1 In the light of the above policy context, it is considered that the application proposal complies with the relevant requirements of Central Government and Development Plan policies. The development makes use of the existing buildings and land and would not result in any material change to the appearance of the site. The level of activity, including traffic movements, would be no greater than the existing authorised use. The proposal would allow the diversification of the business thereby enabling the applicant to expand this existing rural business, to the benefit of the rural economy. It is therefore submitted that the proposal would not cause any harm to the character or amenities of the area and we request that planning permission is granted.