

25 Drove Road, Woodingdean
BH2026/01166

7th October 2026



Brighton & Hove
City Council

Application Description

Change of use of land to commercial equine, erection of stables, barns and siting of a mobile home to be occupied for a temporary period of 5 years (retrospective).

This is a cross-boundary application with the South Downs National Park Authority.

The access to the site is within the Brighton & Hove boundary, however the majority of the site itself where the equine use occurs is within the South Downs National Park.

Map of Application Site



Application site

Application site indicated by the star, in relation to the rest of Woodingdean.

Application site & LPA boundaries



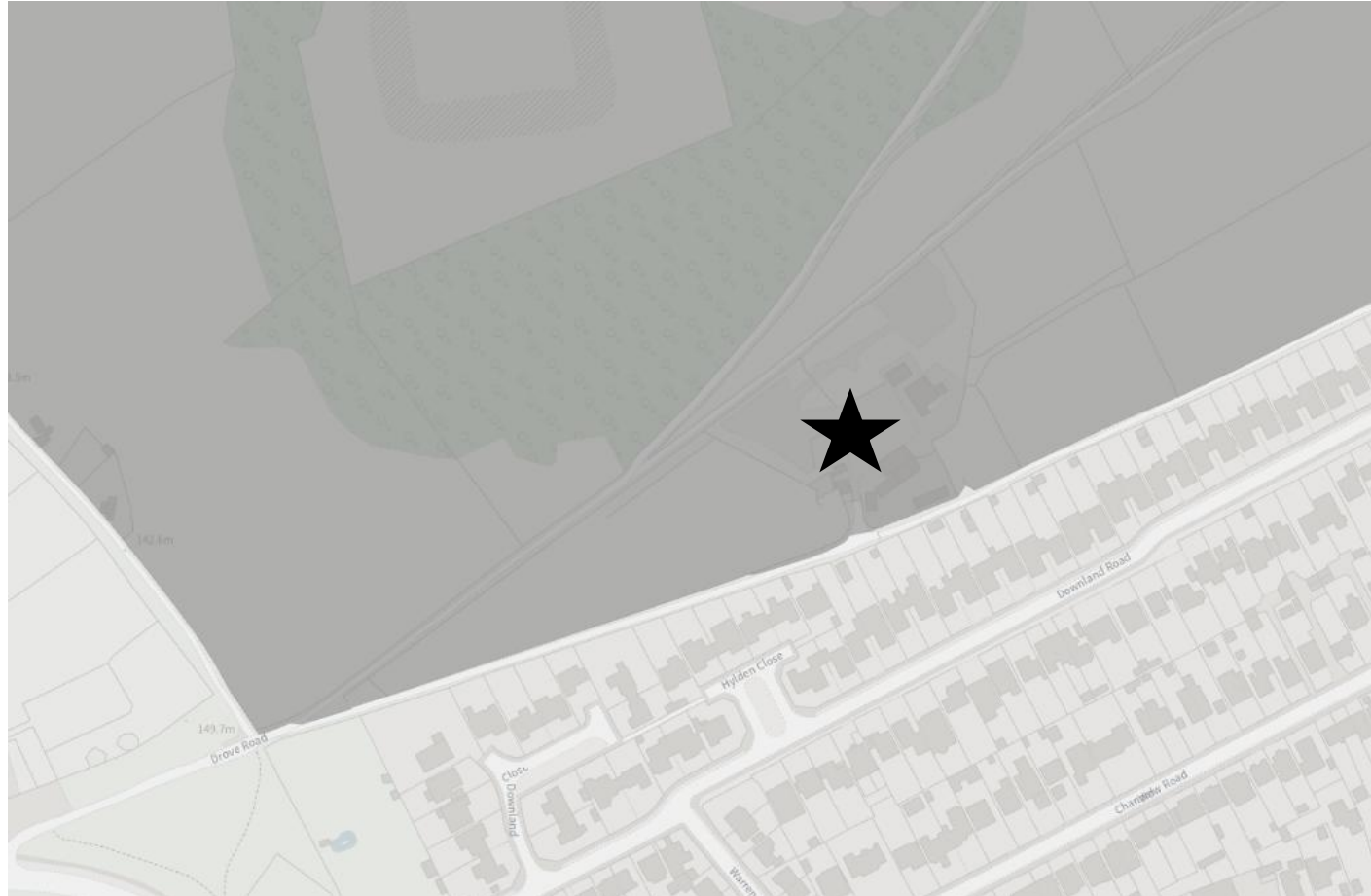
Application site

South Downs National Park

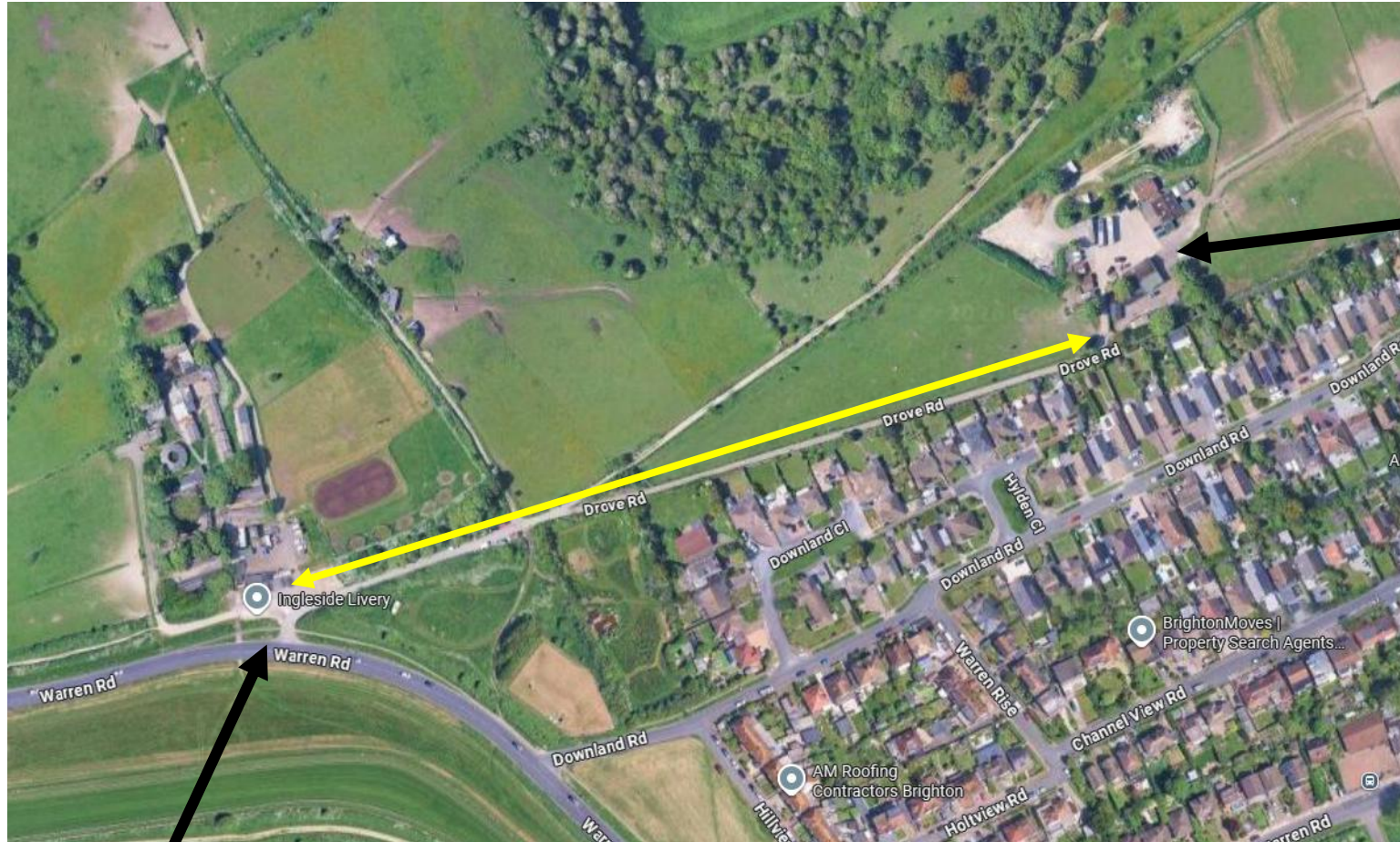


This grey shading on the map is the extent of the South Downs National Park (SDNP). The South Downs National Park Authority (SDNPA) is responsible for determining the applications within the Park area.

Drove Road runs just south of the grey shading, it is outside the Park Area and within the BHCC area.



Map of Application Site

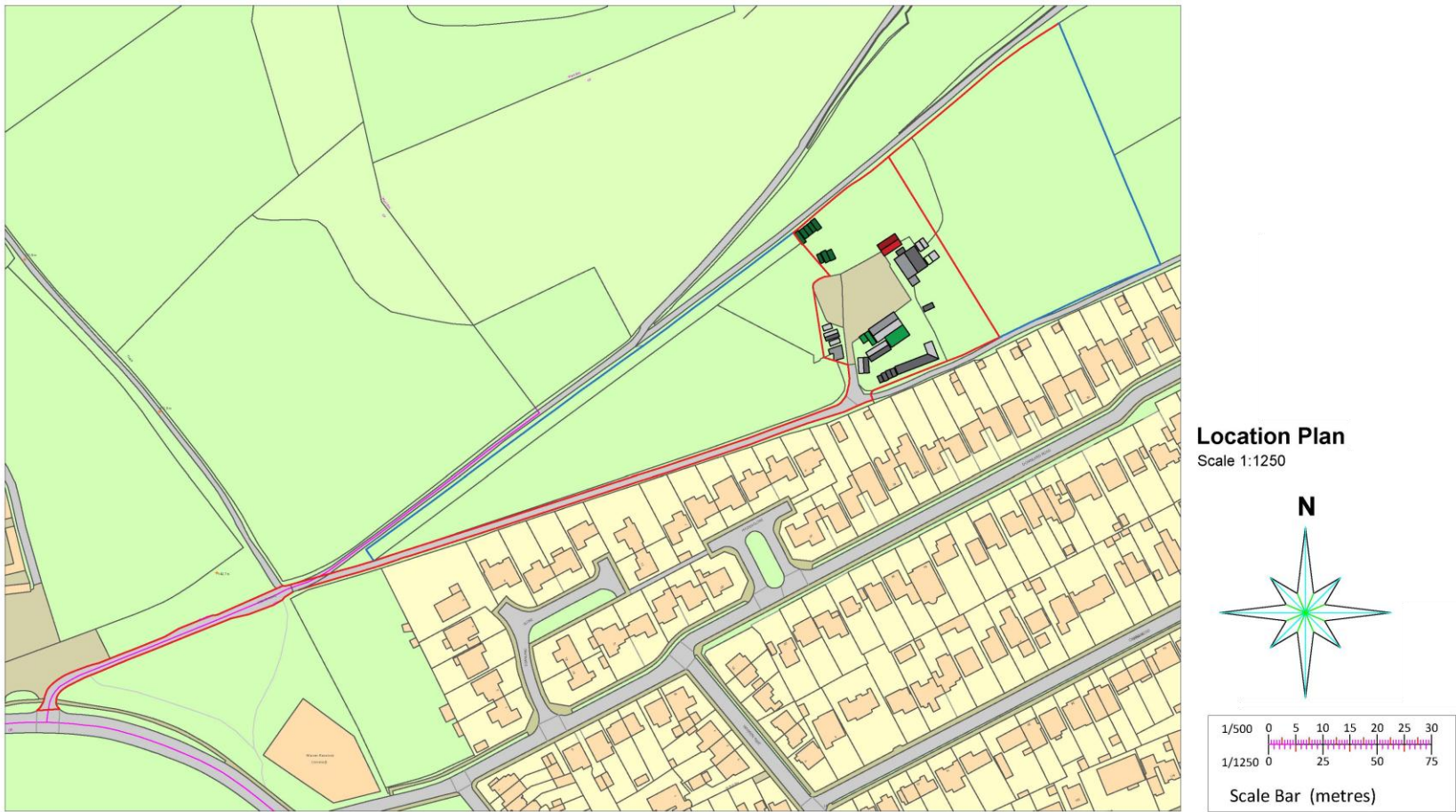


Application Site

Access from Warren Road to Drove Road which is a Byway Open to All Traffic (BOAT) (shown in yellow) and the access to and from the site.

Existing Location Plan

104



Aerial Photo of Site



3D Aerial Photo of Site



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3D Aerial Photo of Site



Entrance from Drove Road



The timber gate in the centre retracts for access to the site (horse, pedestrian, cycle and vehicle).



Beyond the application site entrance Drove Road is not accessible to vehicles.

Drove Road (looking west, towards the junction with Warren Road)



Drove Road (looking east, just before the entrance to the site)



Representations (support)

Twelve (12) representations received supporting the application on the following grounds:

- ▶ The applicant has an established need to be onsite to facilitate successful horse breeding
- ▶ It is a well-run local independent business and should be supported
- ▶ There is a public benefit from the improvements to the pre-existing buildings
- ▶ The applicant provides a valuable service for local horse owners
- ▶ The application supports the local rural businesses and the equestrian community
- ▶ The site offers benefit to the wider community including children with additional needs

Councillor Jacob Allen and Councillor Jacqui Simon support the application for the following reasons:

- ▶ The application represents an appropriate and pragmatic approach for the site
- ▶ Equine activity has been part of the landscape and economy in the area
- ▶ The new buildings would improve animal welfare and storage
- ▶ The temporary residential use is justified for operational reason
- ▶ It is a small-scale enterprise which is sensibly managed within the SDNP
- ▶ There have been no complaints arising from the site

Representations (objections)

Eleven (11) representations received objecting to the application on the following grounds:

- ▶ Previous applications have been refused and orders made to remove all structures/previous restorative work not undertaken
- ▶ Harm to landscape and wildlife; cumulative impacts on wildlife if a residential use established
- ▶ Increased vehicle movements and traffic result in conflicts between access track users
- ▶ Track is illegally used by motorbike and electric scooters
- ▶ Track condition - Improvements to the tracks are required; will be made worse
- ▶ Safety - A 5mph speed limit should be implemented
- ▶ Use questioned - site is being used for car parking; living accommodation unnecessary/unjustified; examples of similar development in area have occupancy safeguards; claims it is a stud farm questioned; sets unwanted precedent for residential accommodation in SDNP
- ▶ Noise and disturbance
- ▶ Overdevelopment of the site
- ▶ The use is not genuinely temporary, as there has been a long history of temporary uses
- ▶ Reports submitted are out of date

Key Considerations

This is a cross-boundary application and therefore the applicant has submitted a corresponding application to the South Downs National Park Authority for them to consider the development within their boundary (this remains under consideration).

A similar application for the site was approved in 2022 (BH2022/01584).

The access to the site falls outside of the National Park but within the Brighton and Hove boundary, therefore the key considerations for Brighton and Hove as Local Planning Authority are:

- **Access and Traffic**
- **Impacts on neighbour amenity**
- **Impact on the Setting of the South Downs National Park.**

The applicant requires both BHCC and SDNPA applications approved to proceed, but they can be dealt with independently and separately.

Conclusion and Planning Balance

- ▶ The proposal is temporary and is considered acceptable. It does not lead to a significant increase in trips to and from 25 Drove Road which would result in a harmful impact on neighbouring amenity or increased highway safety risks.
- ▶ No physical changes are proposed to the width/type/surfacing of the access point or to Drove Road, which remains a relatively low key single track access road, and this is appropriate for its rural setting.
- ▶ The equestrian use within the wider site would not result in any significant increase in trips on the access track. The application has been fully assessed by the Transport Team, and no concerns have been raised.
- ▶ It is considered that this development would not result in an unacceptable impact on neighbouring amenity or highway safety or adversely affect the setting or purpose of the National Park. The proposal is in accordance with policy CP9, SA4 and SA5 of the City Plan Part One and policies DM36, DM33, DM20 and DM40 of the City Plan Part Two.
- ▶ It should be remembered that as a cross-boundary application, the remaining matters, not assessed by BHCC LPA are the responsibility of the SDNPA LPA to assess.
- ▶ NPPF DM8 – weight given to retrospective proposal not sufficient to weigh balance to a refusal
- ▶ The scheme is therefore recommended for **approval**.