



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Menzies Wood Farm Okehurst Lane Billingshurst West Sussex RH14 9HR
DESCRIPTION:	Full planning permission for demolition of existing workshop, barn and offices and erection of a new barn and workshop building and office building and creation of open storage along with the full enclosure and refurbishment of existing barn for the continuation of uses on site falling within use classes B1(c) and B8, including the repair and maintenance of trailers and ancillary equipment; assembly of new trailers, horse boxes (including those with accommodation on board); trailer, motorhome and horse box conversions; pre sales work and customer collections; and the preparation and loading of trailers and horse boxes for export following grant of DC/18/0661.
REFERENCE:	DC/25/0362
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: Condition the maintenance and testing of the private water supply in line with manufacturers instructions and current legislation. Condition maintenance of foul water system. Measures to protect the amenity of residential neighbours.	

MAIN COMMENTS:

- The rainwater harvesting system and water storage system must be maintained in line with manufacturers instructions. Water must be tested and proven to be of potable quality post installation before human consumption is allowed. Water testing must then be carried out in line with the manufacturer's instructions, or current legislation, whichever is the more frequent.
- The foul water treatment system must be maintained in line with manufacturers instructions.
- Order to protect the amenity of residential neighbours, no development relating to the enclosure of the existing barn building and the erection of the new buildings shall commence until a specific scheme and details for sound attenuation against noise emanating from the buildings hereby approved have been submitted to and approved by the Local Planning Authority. The details shall include a separate acoustic assessment of the effectiveness of the noise control afforded by the building envelopes together with an assessment of the impact that the uses/activities hereby approved would have on the neighbouring properties. The approved sound attenuation works shall be completed before the buildings are occupied and operational. All aspects of the design of the enclosure and refurbishment of the open barn and the new buildings that affect the performance in respect of attenuation of noise from within shall remain in good repair in order to maintain that performance.
- In order to protect the amenity of neighbouring residents, no development shall take place pertaining to the outline permission hereby approved, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority. i. ii. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil). the provision of wheel washing facilities (if necessary) and dust suppression facilities. The approved details shall be adhered to throughout the construction period.
- All works and operations hereby approved, except the open storage of trailers, shall take place inside the new buildings and the refurbished/enclosed existing central barn. Inside is defined as in a workshop totally enclosed by walls (including necessary windows and doors) and with all windows and doors closed. For the avoidance of doubt, works are not permitted inside buildings whilst windows or doors or both are open.
- No outside manufacturing activities or processes involving power tools or other powered tools or equipment shall take place at any time.
- No vehicles, plant or machinery shall be operated, no process carried out and no deliveries taken or dispatched from the site outside the following times: 0730 hours to 1800 hours on Monday's to Friday's inclusive, 0800 hours to 1300 hours on Saturday's For the avoidance of doubt, there shall be no vehicles, plant or machinery operated, no process carried out and no deliveries taken or dispatched from the site on Sundays and Bank and Public Holidays.
- No windows or doors shall be positioned to the west or south facing elevation of the existing barn building as part of the works for its refurbishment/enclosure.
- If, during development, contamination, including asbestos, not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.
- No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work

shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority

ANY RECOMMENDED CONDITIONS:

See above

NAME:	Fiona Hiron
DEPARTMENT:	Environmental Health and Licensing
DATE:	14 th May 2025