Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1937
Land At 509354 126590 , Hilland Road, Billingshurst, West Sussex, RH14 9HN

DESCRIPTION:
Removal of Condition 9, 11, 15, 21, 31 of previously approved application DC/25/0458 (Workshop, storage building with associated vehicular parking, yard area and access) Relating to water neutrality.

RELEVANT PLANNING HISTORY:

DC/25/0458	Workshop, storage building with associated vehicular parking, yard area and access.	Application Permitted on 08.10.2025
DISC/25/0380	Application for Approval of Details Reserved by Conditions 8 and BNG to approved application DC/25/0458.	Pending Consideration
DISC/25/0368	Application for Approval of Details Reserved by Condition 3 to approved application DC/25/0458.	Pending Consideration
DISC/25/0344	Approval of details reserved by condition(s) 6 to approved application DC/25/0458.	Pending Consideration
DISC/25/0353	Approval of details reserved by condition 4(i) to approved application DC/25/0458.	Permitted 09.12.2025

DESCRIPTION OF THE SITE
The site is around 1.37ha in area and comprises the eastern half of a wider triangular agricultural field, which lies to the north of the A272 Hilland Road and south of the Phase 2 land permitted for employment floorspace as part of the Billingshurst Trade and Business Park development.

A line of high voltage cables and pylons runs diagonally across the south-western corner of the site and beyond the site boundaries. A housing development at Rhodes Way, as well as public open space, lies to the south of the A272 / Hilland Road. The built up area boundary, which was amended via the Made Billingshurst Parish Neighbourhood Plan, adjoins the northern edge of the site and runs along the A272 / Hilland Road corridor. To the eastern side is PRoW_1942.

The development known as 'Phase 2' of the Billingshurst Trade and Business Park (BTBP) lies to the immediate north of the site, consented in June 2019 as a hybrid application (DC/18/2122), with the associated Phase 1 and access off Stane Street being sited to the north-west of the current application site, and having been built out with the exception of units 1 and 2 (a & b).

Permission was granted in early October 2025 for the development of the application site to accommodate the specific needs of a company specialising in sales, after-sales and the fit-out and customisation of mini-buses and other specialist vehicles. The permission permitted a storage yard, display yard, staff and visitor parking area, and a building that provides a floor area of some 1,413sq.m(GEA), capable of providing flexible workshop, office and sales areas, as well as a mezzanine first floor for future expansion of the associated offices (under DC/25/0458).

DESCRIPTION OF THE APPLICATION

The applicants had submitted a water neutrality statement as part of the permission granted under DC/25/0458, which was to utilise a rainwater harvesting, filtration and storage system to provide all on-site water, thereby creating a water neutral development. Calculations had shown the daily demand to be around 710 l/p/d.

The approved water collection and filtration system, along with its ongoing maintenance and management, was to be secured by way of the following conditions:

9 ***Pre-Commencement (Slab Level) Condition****: No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:*

- *The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.*
- *Detail on how any failure of any samples will be investigated and managed.*
- *Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of the unit.*
- *Detail on the type of treatment that will be installed on the supply, with information clearly indicating that it is appropriate for the amount of water being used.*
- *Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.*
- *The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.*
- *Detail on the continuity of supply during dry periods extending beyond 35 days.*
- *Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.*
- *Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority.*
- *The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

11 ***Pre-Commencement (Slab Level) Condition:*** *No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater harvesting system, as required by the approved water neutrality strategy (by Motion, dated 12th December 2024), have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting tank shall be sized so as to provide 35+ day drought tolerance capacity. The agreed measures shall be implemented in accordance with the approved details prior to first use of the development hereby approved, and shall be retained, operated and maintained at all times thereafter.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

15 ***Pre-Occupation Condition:*** *No part of the development hereby permitted shall be brought into first use until evidence has been submitted to and been approved in writing by the Local*

Planning Authority that the approved water neutrality strategy for the development has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

21 Post-Occupation Condition: *Within 3 months of occupation, evidence of the water consumption shall be submitted to, and approved in writing by, the Local Planning Authority. The evidence shall demonstrate that there is sufficient water supply from the rainwater harvesting system to cater for the demand of the development hereby approved with a minimum of 35 days drought storage capacity. In the event the existing rainwater harvesting system fails to cater for the required water consumption of the development hereby approved, details of how suitable rainwater supply and storage will be provided shall be submitted to and be approved in writing by the Local Planning Authority alongside the above evidence, and shall be installed within 1 month of the date of its approval. Ongoing written evidence shall be made available to council officers upon their reasonable request.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

31 Regulatory Condition: *The development hereby permitted shall not be connected to or draw supply from the mains water supply except for emergency purposes in the event of a temporary failure of the rainwater harvesting system. Where a temporary failure has occurred, the occupiers shall immediately undertake the contingency measures set out in the management and maintenance plan agreed under Condition 9 until such time as the system is fully operational. The occupiers of each unit shall keep an ongoing record of all water taken from the mains supply and hold written evidence to explain why it was necessary as an exceptional measure to take water from the mains supply.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Following the formal withdrawal of the Natural England Position Statement on 31st October, the applicant seeks the removal of the above conditions requiring the water neutrality measures, and instead to enable a mains connection to be secured.

RELEVANT PLANNING POLICIES

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development

Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 – Parking
Policy 42 – Inclusive Communities

Billingshurst Neighbourhood Plan (2021):
Policy BILL 1: Billingshurst Built-up Area Boundary
Policy BILL 3: Energy Efficiency and Design
Policy BILL 6: Integrated Infrastructure Policy
Policy BILL 10: Flexible Workspaces
Policy BILL 12: Protection and Enhancement of Key Movement Routes
Policy BILL 16: Multi-Value Sustainable Drainage Systems
Policy BILL 17: Views to St Mary's Church
(and paragraphs 9.11 and 9.12)

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement:
Billingshurst Parish Design Statement

Planning Advice Notes:
Shaping Development in Horsham (Sept 2025)
Biodiversity and Green Infrastructure (Oct 2022)

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being one year. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 4: Horsham Town

Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 15: Settlement Coalescence
Strategic Policy 16: protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Policy 18: Local Green Space
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
INTERNAL CONSULTATIONS
HDC Economic Development: Comments are the same as DC/25/0458

HDC Landscape Architect: No Objection

HDC Arboriculture: No Arboricultural concerns

OUTSIDE AGENCIES
Archaeology Consultant: No Objection

WSCC Highways: Comment - no transport grounds to resist the proposal

WSCC Lead Local Flood Authority: No Objection as the conditions do not relate to surface water drainage

NatureSpace: Not considered relevant to the District Licensing Scheme

PUBLIC CONSULTATIONS
Representations:
None received

Parish Comments:
None received

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of

the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Water Neutrality:
A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10th November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 1st November 2025, will not exceed 312,418 litres per person per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Conclusions:
As set out above, consent is sought under Section 73 of the Town and Country Planning Act to remove conditions 9, 11, 15, 21, 31 of the previously approved application DC/25/0458 in their entirety, as the requirements of Water Neutrality are no longer necessary given the formal withdrawal of the Natural England position statement on October 31st, 2025.

Whilst a consent under S73 creates a new planning permission for the site, government guidance set out in the PPG is clear that only the matters being amended are to be considered. It is not the purpose or function of a s73 consent to revisit the principle of development on the site. Accordingly, the principle of development on this site remains settled and acceptable, along with all other matters not subject to these proposed amendments.

RECOMMENDATIONS

To approve planning permission subject to the following conditions:

Conditions:

1. **Plans list Condition**

2. **Standard Time Condition:** The development hereby permitted shall begin before the 08/10/2028.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. **Pre-Commencement Condition:** The development hereby approved shall not commence until the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:
   (a) Details of site management contact details and responsibilities;
   (b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
      i. location of site compound,
      ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
      iii. site offices (including location, height, size and appearance),
      iv. location of site access points for construction vehicles,
      v. location of on-site parking,
      vi. locations and details for the provision of wheel washing facilities and dust suppression facilities
   (c) The arrangements for public consultation and liaison prior to and during the demolition and construction works – newsletters, fliers etc, to include site management contact details for residents;
   (d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

   All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

   Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

4. **Pre-Commencement Condition:**
   i. The development shall be implemented in accordance with the programme of archaeological work as set out under Written Scheme of Investigation approved under DISC/25/0353 (dated 09.12.2025).
   ii. The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part [i] of this condition, and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

   Reason: This matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

5. **Pre-Commencement Condition:** Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and

agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment and Drainage Strategy by Motion, 03/07/2025, issue Final_v2 and Outline Drainage Strategy by Motion, 17/09/2025, revision P03 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF, Policy 38 of the Horsham District Planning Framework (2015) and National Standards for SuDS.

6. **Pre-Commencement Condition:** No site levelling works shall take place until full details of the existing and final land levels and finished floor levels (in relation to nearby datum points and adjacent land levels) have been submitted to and approved by the Local Planning Authority in writing. The details shall include the proposed grading of land areas including the levels and contours to be formed, showing the relationship of proposed land levels to existing vegetation and surrounding landform. The site levelling works shall be completed in accordance with the approved details prior to the commencement of the development hereby approved.

   Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7. **Pre-Commencement Condition:** No development (including ground clearance, or bringing equipment, machinery or materials onto the site), shall commence until the following preliminaries have been completed in the sequence set out below:
   - All hedgerows, trees and vegetation on the site shown for retention [as shown on the Tree Removal / Tree Protection Plan, DLA-2275-DR-L-10 Rev P02] as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
   - Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
   - Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

   Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

   Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8. **Pre-Commencement Condition:** The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan and including:
   (a) a non-technical summary;
   (b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the Biodiversity Gain Plan; and
   (c) the management measures to maintain habitat in accordance with the Biodiversity Gain Plan from the completion of development.

   has been submitted to, and approved in writing by, the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Any proposed or retained planting, which within a period of 5 years after the completion of development, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy 31 of the Horsham District Planning Framework (2015).

9. N/A

10. **Pre-Commencement [Slab level] Condition:** Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
    a) Purpose and conservation objectives for the proposed enhancement measures;
    b) detailed designs or product descriptions to achieve stated objectives;
    c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
    d) persons responsible for implementing the enhancement measures; and
    e) details of initial aftercare and long-term maintenance (where relevant).

    The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

    Reason: To enhance protected, Priority and threatened species and allow the Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

11. N/A

12. **Pre-Occupation Condition:** Notwithstanding the details submitted under External Lighting Assessment, by Fowler Clark (dated Jan 2025), prior to the first use of the development hereby permitted a “lighting design strategy for biodiversity” in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:
    a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
    b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

    All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

    Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

13. **Pre-Occupation Condition:** The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
    I. a timetable for its implementation,
    II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
    III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

    Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies 35 and 38 of the Horsham District Planning Framework (2015).

14. **Pre-Occupation Condition:** Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 5. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority

    Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies 35 and 38 of the Horsham District Planning Framework (2015).

15. N/A

16. **Pre-Occupation Condition:** No internally and/or externally located plant, machinery equipment or building services plant shall be operated until an assessment of the acoustic impact arising from the operation of all such equipment has been undertaken and has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014 and shall include a scheme of attenuation measures to mitigate any adverse impacts identified in the acoustic assessment and ensure the rating level of noise emitted from the proposed building services plant is no greater than background levels. The scheme as approved by the Local Planning Authority shall be fully installed prior to first occupation of the buildings and operation of the plant and shall be retained as such thereafter.

    Reason: To safeguard the amenities of neighbouring residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17. **Pre-Occupation Condition:** Prior to the first use of the development hereby permitted, the staff and visitor car parking spaces, and turning space, shall have been constructed and made available for use in accordance with the approved site plan [1342:20 Rev D]. The car parking spaces and turning area shall thereafter be retained at all times for their designated use.

    Reason: To ensure adequate parking facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

18. **Pre-Occupation Condition:** Prior to the first use of the development hereby permitted, details of secure and covered cycle parking facilities to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking facilities shall be installed prior to first occupation of the development and thereafter be retained for its designated use at all times.

    Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies, and to ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

19. **Pre-Occupation Condition**: Prior to the first occupation or use of the development hereby permitted, an Air Quality Mitigation Scheme shall be submitted to and approved in writing by the Local Planning Authority, setting out a damage cost and detailed measures to offset the calculated damage cost. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

    Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

20. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

    Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

21. N/A

22. **Regulatory Condition**: All Ecological mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (All Ecology, July 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

    This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

    Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

23. **Regulatory Condition:** Other than internal office and administration activities, no operations or activities, including the operation of plant and machinery, workshop processes, deliveries and dispatches, shall take place in connection with the development hereby approved except between the hours of 07:00 to 23:00 Mondays to Saturdays, and 07:00-20:00 on Sundays and public holidays.

    Reason: To safeguard the tranquillity of the countryside and amenities of neighbouring properties in accordance with Policies 24, 25, 26 & 33 of the Horsham District Planning Framework (2015).

24. **Regulatory Condition:** The landscaping scheme shown in soft landscaping proposals plan reference [DLA.2275.DR.L.02 Rev P09] shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of the development hereby permitted. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any existing or proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

    Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

25. **Regulatory Condition:** Apart from equipment associated with the wash-down bays, no externally located plant or equipment within the site shall be installed or operated without the prior written approval of the Local Planning Authority by way of formal application.

    Reason: To safeguard the amenities of neighbouring residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

26. **Regulatory Condition:** No activities other than wash-down, loading or unloading shall be undertaken in the open air within the site without the prior written approval of the Local Planning Authority by way of formal application.

    Reason: To safeguard the amenities of neighbouring residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

27. **Regulatory Condition:** Other than vehicles, no external storage of any materials or waste shall take place at any time within the site, aside from within the allocated bin / refuse store as shown on plan [1342:20 Rev D].

    Reason: To safeguard the amenities of the locality in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

28. **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the [1342:22d, Proposed Elevations] unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

    Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

29. **Regulatory Condition**: No works for the implementation of the development hereby permitted shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

    Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

30. **Regulatory Condition**: Notwithstanding the details submitted under External Lighting Assessment, by Fowler Clark (dated Jan 2025), no external lighting, other than low level lighting to emergency exits, shall be operated within the development site hereby permitted without the prior written approval of the Local Planning Authority by way of formal application.

Reason: To safeguard the ecology and tranquillity of the countryside and amenities of adjacent occupiers in accordance with Policies 24, 25, 26, 31 & 33 of the Horsham District Planning Framework (2015).

31. N/A

32. **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) (or any order amending or revoking and/or re-enacting these Orders), the premises hereby permitted shall be used for Use Class B2 and B8 purposes only and for no other purposes whatsoever without express planning consent from the Local Planning Authority first being obtained.

    Reason: To ensure the development remains in employment use in accordance with Policies 7 & 9 of the Horsham District Planning Framework (2015).

Statutory BNG Condition:
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:
https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan

Statutory exemptions and transitional arrangements:
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain

Irreplaceable habitat:
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Note to Applicant:
The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence."

Note to Applicant
The applicant is encouraged to consider wildlife permeability within the perimeter fence as part of the submitted details for condition 10.

Note to Applicant
*The applicant is encouraged to consider the addition of a pedestrian access gate from the eastern edge of the site onto the PRoW_1942***.**

Note to Applicant
*If, during development, contamination 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***.**

Note to Applicant
A Surface Water Drainage Statement is a site-specific drainage strategy that demonstrates that the drainage scheme proposed is in compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems. An Advice Note and a proforma for the statement can be found using the following link https://www.horsham.gov.uk/planning/development-management.

Note to Applicant
Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at planningportal.co.uk/planning/planningapplications

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/1937
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Plan Type	Description	Drawing Number	Received Date
Site plan	Proposed Site Plan	1342:20 D	11.07.2025
Floor plan	Proposed Floor Plans	1342:21 E	11.07.2025
Elevation plan	Proposed Elevations	1342:22 D	24.03.2025
Location plan	Site Location Plan	U1-SLP-01 D	15.08.2025
Plans	Hard Landscaping Proposals	DLA 2275 DR L 01 P09	18.09.2025
Plans	Soft Landscaping Proposals	DLA 2275 DR L 02 P09	18.09.2025
Plans	Proposed Levels	DLA 2275 DR L 03 P05	15.08.2025
Plans	Landscape Sections	DLA 2275 DR L 04 P07	15.08.2025
Plans	Tree Protection / Removal Plan	DLA 2275 DR L 10 P02	15.08.2025
Details plan	Tree Pit Detail (standard)	DLA 2275 DR L 05 P01	03.07.2025

Details plan	Tree Pit Detail (embankment)	DLA 2275 DR L 06 P01	03.07.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 06.01.2026

Authorising Officer sign/initial J Hawkes Date: 08.01.2025