Horsham District Council

Mr Alex Moseley
White & Sons
3, Massetts Road
Horley
RH6 7PR

Our ref:	DISC/24/0164
Your ref:	EATONS FARM CHANGE OF USE
Email:	planning@horsham.gov.uk
Direct Line:	01403 215238
If Calling Please ask for:	Nicola Pettifer
Date:	20th September 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by condition 3, 4 and 7 to approved application DC/21/2599

Eatons Farm The Village Ashurst Steyning

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition:

4. **Pre-Use Condition**: The events venue hereby permitted shall not be brought into use until a Traffic Management (TM) Plan has been submitted to and approved in writing by the Local Planning authority. The TM Plan shall include measures to reduce the risk of conflict between staff and visitors to the development and users of the Public Right Of Way (PROW), and shall include the following measures:-

   - The provision of passing places to reduce and mitigate potential conflict.
   - Erecting and maintaining signage to make vehicular users aware of the presence of pedestrians and of the need for vehicular users to give way to walkers. This information should be made clear to those booking events at the proposed venue and this should be disseminated to the guests.
   - Implementing and maintaining an appropriate speed limit along the shared access road / footpath.

   The TM Plan shall be implemented in accordance with the agreed measures, which shall be retained as such thereafter.

   Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 20th September 2024

7. **Pre-Use Condition**: The events venue hereby permitted shall not be brought into use until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Bat Roost Assessment (JWK Wildlife Surveys, May 2022), has been submitted to and approved in writing by the Local Planning

Authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Date of approval - 20th September 2024

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		2108-11-PL07 B	20.06.2024
Block plan	Existing and Proposed Block Plan	2108-11-PL08 B	20.06.2024
Plans	Biodiversity Enhancement Plan		20.06.2024
Supporting Docs	Crevice bat box		20.06.2024
Supporting Docs	Beaumaris bat box		20.06.2024
Supporting Docs	Beware of pedestrians sign		20.06.2024

I can also confirm that the submitted information is **NOT** acceptable pursuant to the following condition(s):

3. **Pre-Commencement Condition**: No development shall commence until a scheme for sound attenuation against external noise has been submitted to and approved by the Local Planning Authority. The approved sound attenuation works shall be completed before the proposed use commences and be retained thereafter.

   Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development

For the following reason: -

The submitted details fail to provide the required information that is considered necessary and proportionate to enable an assessment to be carried out in relation to the potential noise impact generated by the site and the efficacy of any remediation measures that might be proposed, as required under Condition 3. The Local Planning Authority are therefore unable to discharge this condition at the present time.

Notes to Applicant:
The applicant is advised that in order to satisfy the requirements of Condition 3 the following details should be prepared and submitted as part of a further approval of details application: -

- A noise survey is required for increased traffic arriving and departing the venue. This survey needs to consider the nearest habitable property and any properties that are near the exit of the venue onto the highway.

- A noise survey is required for amplified and non-amplified music, this needs to include the noise levels at the nearest habitable property to the venue.

It should be noted that a noise limiter would not fulfil the above requirement for a noise survey(s) to be carried out by a competent person.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control

ADDITIONAL INFORMATION

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.