



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0557

Langhurst Park, Langhurst Wood Road, Horsham, West Sussex, RH12 4QD

DESCRIPTION:

Erection of an additional cryogenic storage facility in temporary portacabin structure.

RELEVANT PLANNING HISTORY:

DC/24/1580 New cryogenic storage facility in temporary portacabin structure. Application Permitted on 14.01.2025

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 9 - Employment Development
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

Neighbourhood Plan

North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 11: Environmental Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 30: Enhancing Existing Employment

Supplementary Planning Guidance:

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

Planning Advice Notes:

Facilitating Appropriate Development

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:

HDC Environmental Health: No Objection

WSCC Highways:

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS:

Representations:

None received

Parish Comments:

No objection

Member 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

This development is for Erection of an additional cryogenic storage facility in temporary portacabin structure at Langhurst Park, Langhurst Wood Road, Horsham.

Thermo Fisher Scientific Ltd is located on the west side of Langhurst Wood Road. The company operates from a number of industrial buildings along with offices associated with the business on the large site. There are parking areas within the site and the site is accessed via a security gate to the east of the main complex of buildings onto Langhurst Wood Road.

The application proposes an additional cryogenic storage facility in a temporary portacabin structure. The new structure would be fitted out as a cryogenic storage facility, which will allow prescription drugs

to be stored at below freezing temperatures in bespoke vessels. The proposal is to be sited next to an existing portacabin that was constructed under DC/24/1580 for the same purpose.

Principle of Development:

Policy 7 of the HDPF advocates for Economic Growth. Sustainable employment development will be achieved in a number of ways including:

- Redevelopment, regeneration, intensification and smart growth of existing employment sites.
- Development of small, start-up and move-on businesses, as well as home working and home based businesses, by encouraging provision of small units through development proposals
- Encouraging appropriate workspace and ICT infrastructure including high speed broadband to support flexible and homeworking
- Retention of key employment sites and identifying additional employment sites
- Promotion of district as an attractive place to stay and visit to encourage tourism and value of tourism economy
- Expansion of higher education facilities; R&D; employment training facilities.

The site is an existing employment site (Broadlands / Langhurst) where Policy 7 of the HDPF would support intensification and smart growth. The proposal is considered to accord with this Policy, supplementing the existing established use of the site.

Design and Appearance:

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

The application proposes a new cryogenic storage facility within a portacabin structure sited on an existing area of surface parking next to another portacabin established under DC/24/1580 for the same use. While the structure is not of any particular design merit it would be sited alongside a large commercial building which forms part of a larger site, and it is this context in which it would be seen. This arrangement would largely mitigate any visual harm, with the site also largely screened from public views by the existing boundary treatment(s). Though larger than the previous cabin, it is considered that the proposal would still likely blend into the industrial complex and is considered acceptable.

The proposed development is therefore considered to be of a design, form, and scale, which is appropriate to the existing character and appearance of the site and would have an acceptable impact on the wider surrounding area, in accordance with the above policies.

Residential Amenity:

Policy 33 states development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

There is considered to be limited impact on the neighbouring residential properties, as the location of the temporary structure sits within an established commercial site which is screened by mature trees and hedgerows.

It is considered that the modest scale of the development does not require conditions to control the nature of activities which can take place within the structure, and its use would not be expected to result in significant potential for harmful levels of noise or disturbance

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The structure would be located on an existing area of car parking and would result in the loss of parking spaces. There is though considered to be sufficient parking across the wider site to ensure that this loss of parking would result in any harmful displaced vehicles, and it is considered that no unacceptable impacts on the highway network or highway safety would result. The LHA has no concerns owing to the proposal given the abundance of parking within the larger site.

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 10 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.

Given the previous assessment under DC/24/1580 which was for a similar use along with the included planning statement there is not considered to be any new water source or additional consumption owing to development and was concluded as such within the assessment in DC/24/1580. As such, there is no clear or compelling evidence to suggest the nature of the development would necessitate an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

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.

Other Matters:

The application site falls within the red Impact Risk Zone for great crested newts and is located approximate to water sources. Given that under DC/24/1580 Nature Space concluded that the proposed development would have no likely impact on great crested newts or their habitats, no additional detail was required for this application too.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposal for a cryogenic storage facility in temporary portacabin structure is considered to be acceptable and accord with the relevant local and national planning policies. It is noted that the information submitted suggests that the proposal is a temporary structure. There are though considered to be no clear planning reasons as to why a temporary consent would be necessary, and no condition requiring removal are therefore recommended. It would instead be for the applicant to determine whether the portacabin should be removed in the future.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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

- 3 **Regulatory Condition:** The development hereby permitted shall only be used as a cryogenic storage facility (identified as cryo hub on plans) in association with operations at Thermo Fisher Scientific, Langhurst Park , Langhurst Wood Road, Horsham and shall not be occupied or used independently there from.

Reason: To enable the Local Planning Authority to control the development in the interests of amenity and in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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).

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/26/0557

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	14.04.2026
Location plan		00-01	31.03.2026
Block plan		00-02	31.03.2026
Site plan	EXISTING	01-01	31.03.2026
Elevation plan	EXISTING	01-02	31.03.2026
Site plan	PROPOSED	02-01	31.03.2026
Floor plan	PROPOSED CRYO-HUB FLOOR PLAN	02-01	31.03.2026
Elevation plan	PROPOSED CRYO-HUB	02-03	31.03.2026
Design & Access Statement		NONE	31.03.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 12/06/2026

Authorising Officer sign/initial RHERMITAGE Date: 03.07.2026