

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0687

Spinningwood Farm, Burnthouse Lane, Lower Beeding, Horsham, West Sussex, RH13 6NN

DESCRIPTION:

Variation of condition 1 of previously approved application reference DC/22/1198 (Variation of condition 1 of previously approved application DC/21/1050 (Erection of light industrial building (Class E) and replacement of existing steel panel roof on existing light industrial unit with clay tiles) to allow for amendments to plans and repositioning of the building at a lower ground level.) regarding changes to west elevation and car parking arrangements.

RELEVANT PLANNING HISTORY:

DC/22/1198	Variation of condition 1 of previously approved application DC/21/1050 (Erection of light industrial building (Class E) and replacement of existing steel panel roof on existing light industrial unit with clay tiles) to allow for amendments to plans and repositioning of the building at a lower ground level.	Application 22.08.2022	Permitted	on
DC/21/1050	Erection of light industrial building (Class E) and replacement of existing steel panel roof on existing light industrial unit with clay tiles	Application 15.09.2021	Permitted	on
DC/22/0792	Non Material Amendment to previously approved application DC/21/1050 (Erection of light industrial building (Class E) and replacement of existing steel panel roof on existing light industrial unit with clay tiles) to allow for the lowering of the ground floor slab to height of the adjoining service area, resultant increased in roof pitch with same overall ridge height, change in materials with alternative rustic slate roof and weatherboarding (to match adjoining barn) and minor changes to fenestration.	Application 31.05.2022	Refused	on
DC/23/1895	Extension and modifications to existing light industrial building (Class E), with associated alterations to car parking and servicing areas.	Application 12.04.2024	Permitted	on

DESCRIPTION OF THE SITE

The application site is located to the east of Burnthouse Lane, outside any designated built-up area boundary. The site is therefore within a countryside location in policy terms.

The site comprises a utilitarian building with lawful use under Class E (and formerly Use Class B1(c)). An area of hardstanding is laid to the north and west of the building, with the wider area comprising scrubland and mature trees. The site is access from the north-west, with mature trees and scrub located along the western boundary.

The adjoining site to the east comprises a commercial stable and associated barn, with a mobile home occupied by the stable owners located to the north.

The wider area is characterised by enclosed agricultural fields and woodland, with sporadic residential dwellings fronting the road. A public bridleway bounds the site to the south, with a public footpath also located to the west of the site.

DESCRIPTION OF THE APPLICATION

The application seeks a variation of Condition 1 (plans) of planning application DC/22/1198 to change the west elevation and the car parking arrangements. These works have already been completed, and the application seeks to regularise the works. The works involve changes to the material and fenestration of the west building and there are no changes to the height or the built footprint.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking

Lower Beeding Neighbourhood Plan:

Policy 1 – Biodiversity
Policy 2 – Landscape Character
Policy 3 – Green Infrastructure
Policy 4 – Sustainability
Policy 5 – Energy Efficiency
Policy 12 – Design
Policy 17 – Existing Employment Sites
Policy 18 – Economic Growth

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 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside 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 29: New Employment
Policy 31: Rural Economic Development
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement:**Planning Advice Notes:**

Facilitating Appropriate Development

Biodiversity and Green Infrastructure

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:

None received.

PUBLIC CONSULTATIONS:**Representations:**

4 letters of representation were received from 3 households, objecting to the proposal for the following reasons:

- Significantly developed site
- Previous conditions breached
- Increase in parking spaces – likely loss of screening and amenities
- Impact of increased traffic on a narrow single-track lane
- Increased Traffic and Highway Safety Concerns
- Loss of amenities for neighbours
- Increased noise from vehicles, customers, deliveries and commercial activity
- Loss of privacy through increased activity and overlooking
- Original permission did not envisage multiple occupancies
- Current design more characteristic of industrial or light industrial premises than offices
- Landscaping has not been fully implemented
- Disturbance extending beyond normal business operations.
- Additional external lighting affecting neighbouring properties and the rural environment.
- Industrial operations involving machinery can have adverse neighbouring residential properties and the quiet rural character of the area
- Unacceptable impact on neighbouring amenity and the rural character of the area.

Parish Comments:

None received

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

The application seeks a minor material amendment to the existing planning permission (ref: DC/22/1198), through a variation of the approved plans list, to accommodate a series of amendments to the approved design. The application site has a planning history with the most relevant applications starting from 2021. Previous planning applications include DC/21/1050, DC/22/1198 and DC/23/1895. These permissions have established the principle of development and the use of the site for light industrial buildings. There are no changes proposed to the use of the buildings which remain as approved and conditioned as such.

This application seeks to regularise works, as these changes have already been made. These works include:

Building to the west:

- Change of wall materials to black featheredge timber cladding
- Change of roof materials to corrugated metal
- Removal of the first floor, changing to a single storey building
- Removal of all windows to each elevation and roof
- Changed positioning of the door to the east elevation
- Additional 2no. roller shutter doors and 2no. regular doors to the west elevation

Building to the east

- Extension to the building to the east aligns with permission DC/23/1895

Car Parking Arrangements

- Rearrangement of the car park to the west of the western building to allow sufficient space for access to the doors on the western elevation. The proposed layout retains 10 no. spaces, aligning with what was previously approved.
- Rearranged central car park, reflecting the extension to the eastern building, resulting in a loss of 2no. spaces.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Policy 2 of the Lower Beeding Neighbourhood Plan states that development proposals which conserve and enhance the natural environment and landscape character will be supported. Policy 12 of the Neighbourhood Plan outlines that development proposals which are in keeping with the local vernacular will be supported.

The application seeks to regularise the works already completed. The changes involve the building to the west of the site, with a change to the wall material to black featheredge timber cladding, change to the roof materials to corrugated metal, removal of the first floor, removal of all the windows, and changed positioning of the door to the east elevation, and the addition of 2no roller shutter doors and 2no. regular doors to the west elevation. It is considered that the revised design appears more as an industrial building than previous, due to the removal of all windows. The revised external materials would appear as a functional aesthetic which is appropriate for the general industrial use at the site, which is consistent with the operation character of the development. The repositioning of the doors and introduction of roller shutter and personnel doors to the western elevation would improve the functionality of the building without altering its use. The proposed design amendments would not

introduce any adverse visual impacts, and the proposal would not materially alter the nature, scale or function of the development.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that 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.

The representation letters are acknowledged. Some of the concerns relate to the use of the site, it is however considered that the application seeks to regularise the works already done on site, and no new uses are proposed to be introduced for the building. The proposal maintains the granted light industrial use and would not increase the built footprint, scale of operations or level of activity at the site. There would be no additional noise or disturbance beyond that already assessed and acceptable under the extant permissions. With regard to privacy concerns, the proposed building would remove the permitted glazing and rooflights, thereby removing any potential amenity harm due to overlooking. While the representations are noted, the proposal would not cause more harm to nearby residential amenity compared to the approved planning permissions.

Highways Impacts:

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

Highways has been assessed and considered under the extant permissions. There would be no increase in parking at the site over and above what was previously considered acceptable. The proposed layout would retain the 10 parking spaces consented under DC/23/1895 permission to the west of the building and would marginally reduce the number of spaces in the central car park by 2 parking spaces. The principle of development was considered acceptable under the DC/22/1198 permission, and the current application seeks to regularise a number of works, with changes limited to the layout and design of the approved buildings and associated parking areas and do not alter the nature or operational characteristics of the development.

It is considered that the access to the site and the use of the site were considered acceptable as part of the extant permission ref: DC/22/1198, with WSCC Highways confirming in this application, that the proposal would not result in a material intensification of traffic along Burnthouse Lane or harm to highway safety. The current application does not alter this position, and the parking arrangement and layout was accepted under application ref: DC/23/1895. Therefore, the amendments to the scheme would be minimal and would have no significant differences to what has already been granted permission.

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.

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 31st October 2025, will not exceed 3,240,000 litres 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.

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 Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The application is retrospective made under Section 73(A) of the Town and Country Planning Act.

Conclusions:

The works do not result in any change to the number of units delivered or materially alter the use or intended operation of the development. There would be a minor reduction in on-site car parking provision, it is considered that this would not be detrimental to the site and there would be sufficient parking available. The application is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 NOT USED

- 3 **Regulatory Condition:** The parking, turning and access facilities shall be maintained in accordance with the approved details as shown on plan 1119_S01_P6 and shall be thereafter retained as such.

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

- 4 **Regulatory Condition:** The fast charge electric vehicle charging point as shown on plan reference 1119_S01_P6 shall be installed in accordance with this plan. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained 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).

- 5 **Regulatory Condition:** The cycle parking facilities serving the development shall be implemented in accordance with the proposed site plan ref: 1119_S01_P6. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: to ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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

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).

- 8 **Regulatory Condition:** No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the building hereby approved by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** The premises hereby permitted shall not be operated on Sundays or Public Holidays or, at any time other than between 0700 to 1800 hours Mondays to Fridays inclusive, and 0700 to 1300 hours on Saturdays.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** The premises hereby permitted shall be used solely for purposes falling within Class E(g) as defined in the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that

Order with or without modification. The premises shall not be used for any alternative use without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to the proximity to neighbouring properties and the economic benefit the approved use provides under Policies 12, 13 and 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** The premises hereby permitted shall not be subdivided or otherwise increased in floorspace without the prior consent of the Local Planning Authority by way of a formal application.

Reason: To ensure the development is water neutral and avoid an adverse impact on the Arun Valley SAC / SPA and Ramsar sites, and in the interests of amenity, in accordance with Policies 31 and 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/26/0687

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed ground	1119_GA00_P3	28.04.2026
Roof plan	Proposed	1119_GAR1_P3	28.04.2026
Elevation plan	Proposed	1119_GE01_P3	28.04.2026
Site plan	Proposed	1119_S01_P6	28.04.2026
Supporting Docs	Covering letter	Q260018	28.04.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 18.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 22.06.2026