Horsham District Council

Miss Clare Bartlett
Batcheller Monkhouse
Stratton House, 57 Lower Street
Pulborough
West Sussex
RH20 2AZ

Whitebreads Farm Stane Street Slinfold West Sussex
Change of use of Unit 1 from Use Class B1 to caravan and motorhome showroom and office (Use Class Sui Generis); Change of use of Unit 2 from Use Class B8 to caravan and motorhome repairs (Use Class Egiii); use of adjacent hardstanding for the display of caravans and motorhomes for sale; and erection of fencing to enclose the site (Retrospective).

Your application DC/24/1872 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions
Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition
Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)
If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Horsham District Council

Miss Clare Bartlett
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Application Number: DC/24/1872

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Newman White Ridge Estates Ltd

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they **PERMIT** the following development, that is to say:

Change of use of Unit 1 from Use Class B1 to caravan and motorhome showroom and office (Use Class Sui Generis); Change of use of Unit 2 from Use Class B8 to caravan and motorhome repairs (Use Class Egiii); use of adjacent hardstanding for the display of caravans and motorhomes for sale; and erection of fencing to enclose the site (Retrospective).

Whitebreads Farm Stane Street Slinfold West Sussex

to be carried out in accordance with Application No. DC/24/1872 submitted to the Council on 03/12/2024 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 04/02/2025

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Security Fencing Panel	23-004	03.12.2024
Supporting Statement	Ecological Impact Assessment and Enhancement Plan by AEWC Ltd dated May 2024	NONE	03.12.2024
Elevation & Floor plan	Unit 1	1266 - 10 A	03.12.2024

Elevation & Floor plan	Unit 2	1266 - 02	03.12.2024
Location plan	Location Plan	001	03.12.2024
Supporting Statement	Water Neutrality Statement by Batchellor Monkhouse dated November 2024	NONE	03.12.2024
Block plan	Proposed Site Plan	003	03.12.2024

Reason: For the avoidance of doubt and in the interest of proper planning.

2 **Regulatory Condition**: Within six months of the date of the permission hereby granted, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024), shall be submitted to and approved in writing by the local planning authority (within 4 months of the date of permission)

The content of the Biodiversity Enhancement Layout shall include the following:

a) detailed designs or product descriptions for biodiversity enhancements; and
b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

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, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

3 **Regulatory Condition**: Within six months of the date of the permission hereby granted, a landscape planting plan shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained,
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details. Ground preparation, cultivation and other operations associated with plant and grass establishment.
- Regimes for successful establishment of hedgerow, such as watering and hand weeding
- Wildflower seed mix to be used.
- Management and maintenance for the duration of the site.

The approved landscaping scheme shall be fully implemented in accordance with the approved details. 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 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).

4 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024), 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: To conserve and enhance protected and Priority species and allow the LPA 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 Policy 31 of the Horsham Development Framework.

5 **Regulatory Condition**: The development hereby permitted shall be undertaken in full accordance with the Water Neutrality Statement (Dated November-2024 - received 3 December 2024). The installed measures shall be installed within 1 month of the date of the permission hereby granted and shall retained as such, or to a similar or improved water performance.

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), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), and to allow 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).

6 **Regulatory Condition**: Unit 1 hereby approved shall be used for the purposes of a caravan and motorhome showroom and office only, and for no other purpose.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: Unit 2 hereby approved shall be used as Use Class E(g)(iii) for the purposes of caravan and motorhome repairs only, and for no other purpose.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: Unit 1 hereby approved shall not be open for trade or business except between the hours of:

- 09:00 to 17:30 hours on Monday to Fridays,
- 09:30 to 17:00 hours on Saturdays
- 11:00 to 15:00 hours Sunday / Bank Holiday

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Regulatory Condition**: Unit 2 hereby approved shall not be open for trade or business except between the hours of:

- 09:00-17:30 hours on Monday to Fridays; and
- At no other times.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: The display of caravans and motorhomes for sale shall take place in the areas of land to the north and east of Unit 1 and the north and west of Unit 2, as dashed on the Proposed Site Plan reference 003, only and shall not exceed a height of 5m.

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

11 **Regulatory Condition**: No deliveries or dispatch to or from the site in connection with the development hereby approved shall take place outside of 07:00 hours to 17:00 hours Monday to Saturday and shall not be carried out 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).

12 **Regulatory Condition**: No operations involving power tools shall be undertaken outside of the units hereby approved or within the yard areas, and all doors and windows of the units hereby approved shall be closed during the operation of power tools within the units hereby approved.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant
The Applicant is advised against flailing hedgerow as it can create an open structure and cause unhealthy growth. We also recommend that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on existing and proposed ditches and hedgerows and the protection of their ecological features.

Note to Applicant
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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid

any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, 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.