Horsham District Council

Mr Julian Sharpe
White & Sons
3, Massetts Road
Horley
RH6 7PR

Application Number: DC/21/2599

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

On behalf of: Mrs Nicola Critchton-Brown

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 agricultural building to an events venue (Full Application).

Eatons Farm The Village Ashurst Steyning

to be carried out in accordance with Application No. DC/21/2599 submitted to the Council on 19/11/2021 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 27/11/2023

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 & Floor plan	Proposed	2108-11-PL04	19.11.2021
Location plan		2108-11-PL07	11.01.2022
Elevation & Floor plan	Existing	2108-11-PL01	19.11.2021
Elevation & Floor plan	Existing barn	2108-11-PL02	19.11.2021
Elevation & Floor plan	Proposed barn	2108-11-PL05	19.11.2021
Elevation plan	Proposed barn	2108-11-PL06	19.11.2021
Elevation plan	Existing barn	2108-11-PL03	19.11.2021

Block plan	Existing	2108-11-PL08 A	11.01.2022
Supporting Statement	Planning and Heritage	NONE	19.11.2021
Supporting Statement	Water Neutrality Statement	NONE	28.03.2023

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

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 **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

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).

5 **Pre-Use Condition**: The events venue hereby permitted shall not be brought into use until full details of the water efficiency measures, including the rainwater harvesting system, required by the approved Water Neutrality Statement (White and Sons, rev 230328) received 28th March 2023 have been submitted to and approved in writing by 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), Paragraphs 179 and 180 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).

6 **Pre-Use Condition**: The development hereby permitted shall be undertaken in full accordance with the Water Neutrality Statement (White and Sons, rev 230328) received 28th

March 2023 and the details approved under condition 6. No use of the events venue hereby permitted shall take place until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved Water Neutrality Statement for that events venue 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), Paragraphs 179 and 180 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).

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).

8 **Pre-Installation Condition**: No external lighting shall be installed until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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: 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).

9 **Pre-Occupation Condition**: The events venue hereby permitted shall not be first used until parking, turning and access facilities have been implemented in accordance with the approved plans, they shall be thereafter retained as such.

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

10 **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).

11 **Regulatory Condition**: The development hereby permitted shall comprise an events venue as set out in the Planning and Heritage Statement dated July 2023 (paragraph 5.4). The premises shall not be used for any other purpose(s) without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interests of amenity and to ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 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).

12 **Regulatory Condition**: The events venue hereby permitted shall be used for no more than 10 no. days in any 12-month period.

Reason: In the interests of amenity and to ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 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).

13 **Regulatory Condition**: The events venue hereby permitted shall not be open for trade or business except between the hours of 08:00 and 23:30 Monday to Sunday (inclusive).

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

14 **Regulatory Condition**: The total number of attendees at the events venue shall be restricted to 75 at any time, unless otherwise agreed in writing by the Local Planning Authority by way of a formal application.

Reason: In the interests of amenity and to ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 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 **Regulatory Condition**: No outdoor fireworks or pyrotechnics shall be used anywhere on the site.

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

16 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Bat Roost Assessment (JWK Wildlife Surveys, May 2022) 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 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

Note to Applicant

- The granting of planning permission does not authorise obstruction of, interference to or moving of any Public Right of Way (PROW); this can only be done with the prior consent of West Sussex County Council (WSCC), as highway authority, and possibly also a legal Order process by the relevant local planning authority. Further advice can be provided on request.

- Safe and convenient public access is to be available at all times across the full width of the PROW, which may be wider than the available and used route - advice on the legal width can be provided by the WSCC PROW Team.

- The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and / or chemicals during any works. These will constitute an offence of obstruction under the Highways Act 1980.

- Any alteration to or replacement of the existing boundary with the PROW, or the erection of new fence lines, must be done in consultation with the WSCC PROW Team to ensure the legal width of the path is not reduced and there is no unlawful encroachment.

- Access along a PROW by contractors' vehicles, deliveries or plant is only lawful if the applicant can prove it has a vehicular right; without this an offence under the Road Traffic Act 1988 section 34(1) is being committed.

- The applicant is advised that a public access right has precedence over a private access right. Where a PROW runs along a route also used for private access purposes, usually for private vehicle access, this shared use has the potential for accident or injury the applicant must consider how access is managed so the public is not endangered or inconvenienced.

- Some properties have private rights over them for the benefit of a particular individual or property; for example, a landowner may have the right to drive over a neighbour's track to gain access to property. This right of access is granted to individuals and / or properties only and does not extend to the public. The WSCC PROW Team does not hold records of private rights of access; the applicant is encouraged to check that no private access rights will be detrimentally affected by this proposal.

- It is an offence to damage the surface of a PROW without the prior consent of the WSCC PROW Team. The applicant must supply a specification and secure the approval of the WSCC PROW Team before works affecting the PROW begin, even if the surface is to be improved. Where a PROW surface is damaged and there was no prior consent, the applicant will be liable and required to make good the surface to a standard satisfactory to the WSCC PROW Team.

- Where it is necessary to undertake works within the legal width of a PROW, e.g. install utilities, (or for development works immediately adjacent to a PROW that can not reasonably be

managed through different Health and Safety practice) the applicant must be advised to apply to WSCC PROW Team for a temporary path closure. The applicant must be advised there is no guarantee an application will be approved; that a minimum of 6 weeks is needed to consider an application.

- Where it will be necessary to permanently divert or extinguish a path 'to enable development to take place' by means of a Public Path Order (PPO) (most often under Town & Country Planning Act 1990 s257), to be applied for by the developer through the Local Planning Authority prior to development, WSCC PROW Team is not able to grant a temporary path closure as a precursor to a PPO. In such circumstance, WSCC PROW Team will only consider an application for a temporary path closure once the Local Planning Authority has made and confirmed a PPO.

- If the development proposes shared use of a PROW with vehicles (and / or introduces a vehicle crossing point of a PROW), which may increase the risk of accident or injury to a PROW user, then the applicant is encouraged to introduce signage to advise vehicle drivers of the hazard and to act responsibly.

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

Horsham District Council

Mr Julian Sharpe
White & Sons
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Horley
RH6 7PR

Application Number: DC/21/2600

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

On behalf of: Mrs Nicola Critchton-Brown

In pursuance of their powers under the above-mentioned Acts, the Council hereby GRANT Listed Building Consent for the following works:

Internal alterations to agricultural building (Listed Building Consent).

Eatons Farm The Village Ashurst Steyning

in accordance with the details specified in your Application No. DC/21/2600 submitted to the Council on 19/11/2021 and subject to due compliance with the conditions and plans/documents specified hereunder.

1 **Standard Time Condition**: The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Schedule of plans/documents
The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed	2108-11-PL04	19.11.2021
Location plan		2108-11-PL07	11.01.2022
Elevation & Floor plan	Existing	2108-11-PL01	19.11.2021
Elevation & Floor plan	Existing barn	2108-11-PL02	19.11.2021
Elevation & Floor plan	Proposed barn	2108-11-PL05	19.11.2021
Elevation plan	Proposed barn	2108-11-PL06	19.11.2021
Elevation plan	Existing barn	2108-11-PL03	19.11.2021
Block plan	Existing	2108-11-PL08 A	11.01.2022
Supporting Statement	Planning and Heritage	NONE	19.11.2021

Emma Parkes
Head of Development and Building Control

Date: 27/11/2023

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
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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 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



Front Elevation



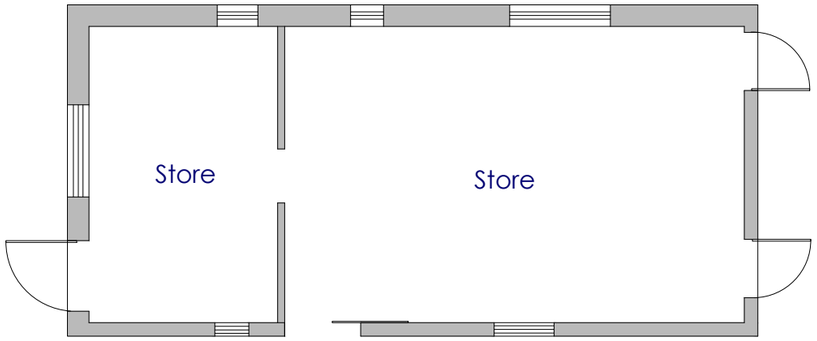
Rear Elevation

Disclaimer

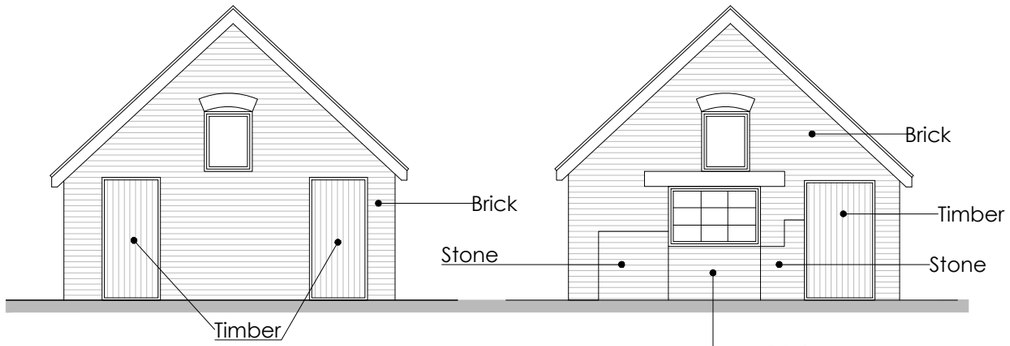
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Ground Floor Plan 1:100



Side Elevation

Side Elevation



Client: Nicola Crichton-Brown

Project: Eatons Farm
Ashurst
West Sussex
BN44 3AP

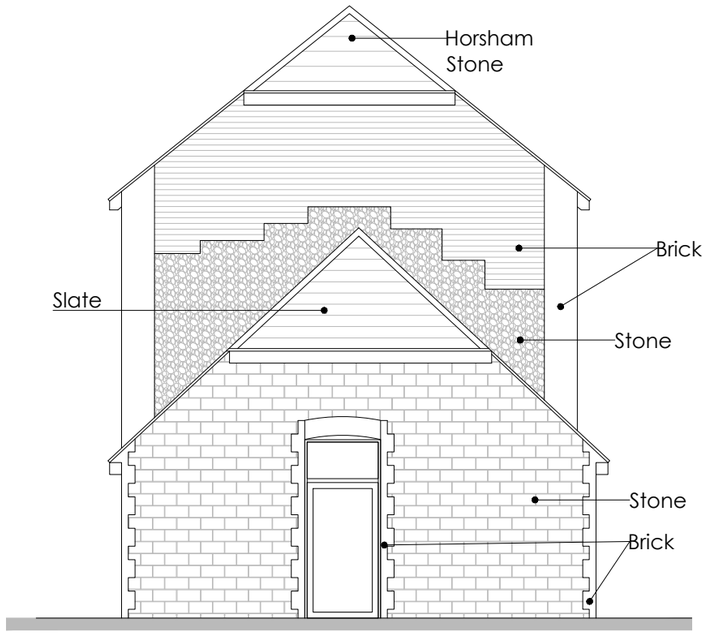
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Existing Elevations of Dairy Building

Status: P L A N N I N G

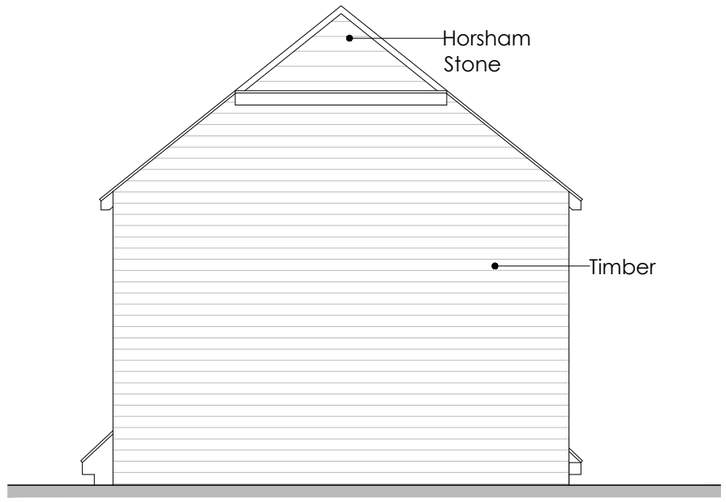
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Drg No: 2108-11-PL01



Side Elevation



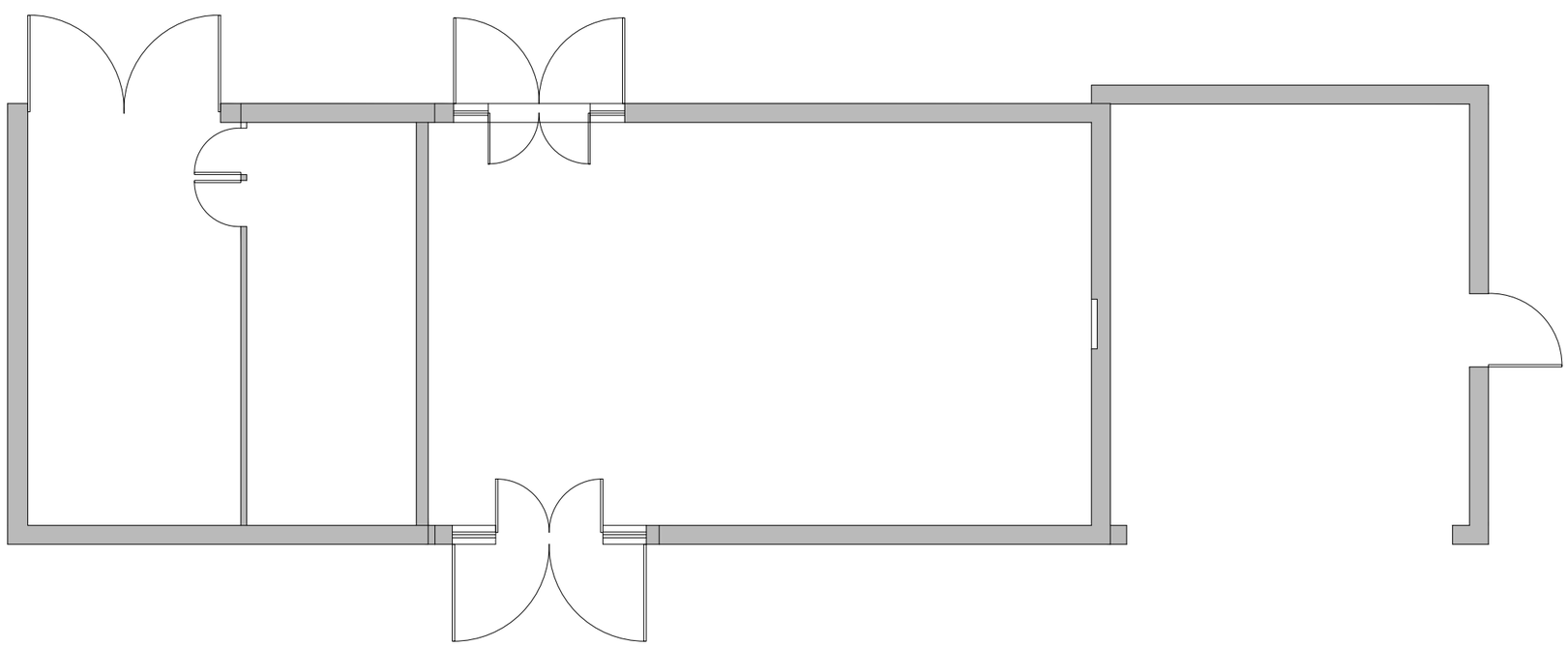
Side Elevation

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Ground Floor Plan 1:100



Client: Nicola Crichton-Brown

Project: Eatons Farm
Ashurst
West Sussex
BN44 3AP

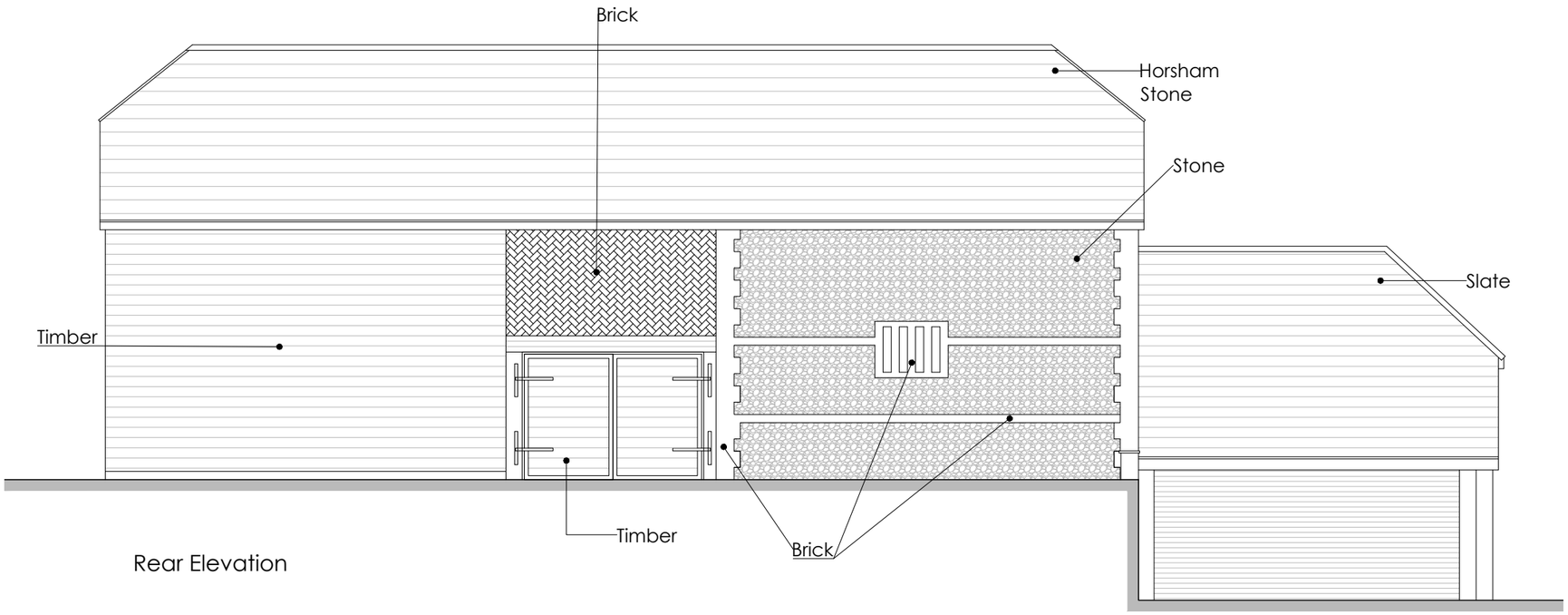
Title: Existing Floor Plans of Barn
Existing Elevations of Barn

Status: PLANNING

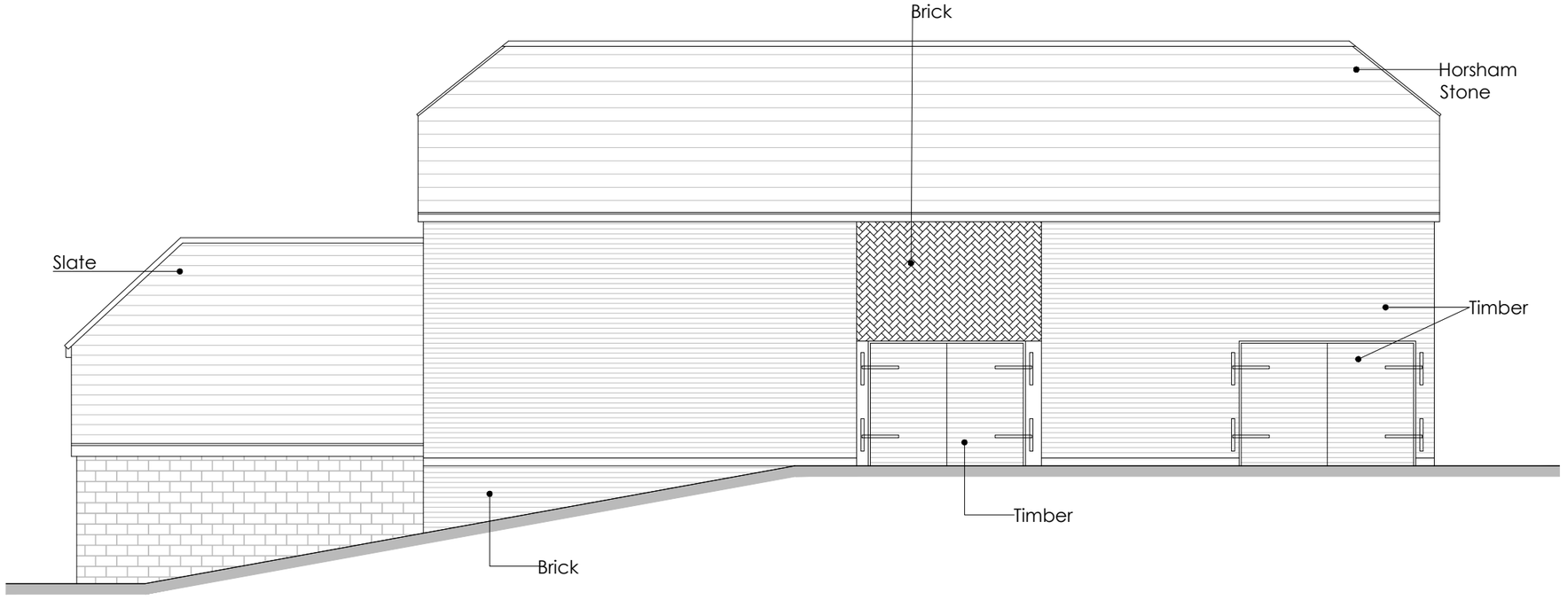
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Drg No: 2108-11-PL02



Rear Elevation



Front Elevation

0 1m 2m 3m 4m 5m 6m 7m 8m 9m

1:100

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Client: Nicola Crichton-Brown

Project: Eatons Farm
Ashurst
West Sussex
BN44 3AP

Title: Existing Elevations of Barn

Status: P L A N N I N G

Scale: 1:100 **Date:** 08/2021

Revision: **Sheet:** A3

Drg No: 2108-11-PL03



Front Elevation



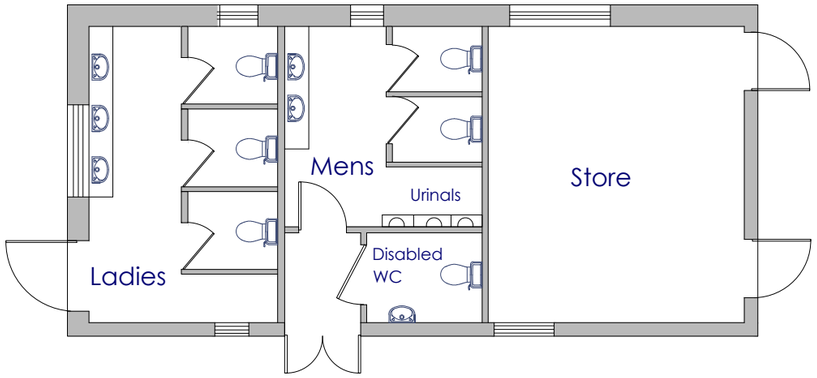
Rear Elevation

Disclaimer

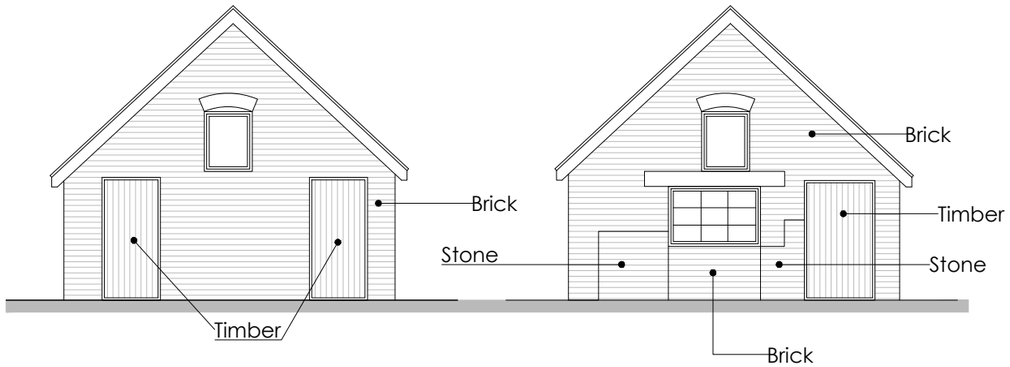
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Ground Floor Plan 1:100



Side Elevation

Side Elevation



Client: Nicola Crichton-Brown

Project: Eatons Farm
Ashurst
West Sussex
BN44 3AP

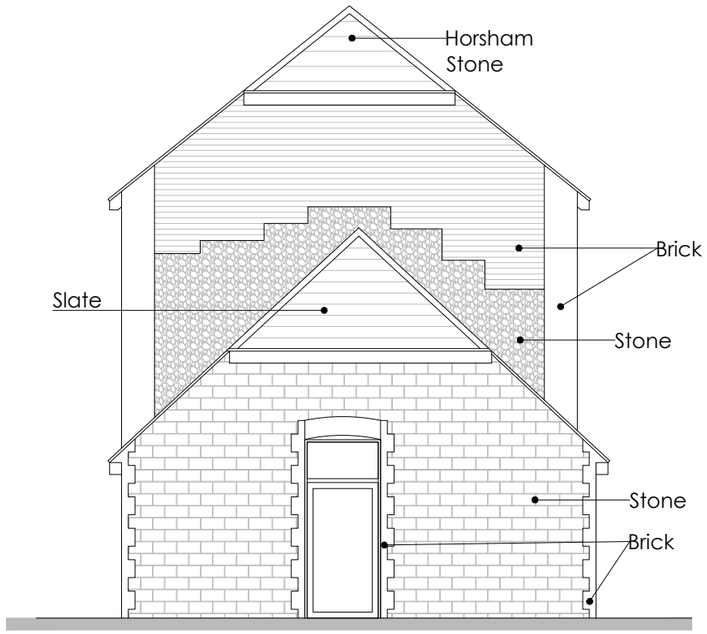
Title: Proposed Floor Plans of Dairy Building
Proposed Elevations of Dairy Building

Status: P L A N N I N G

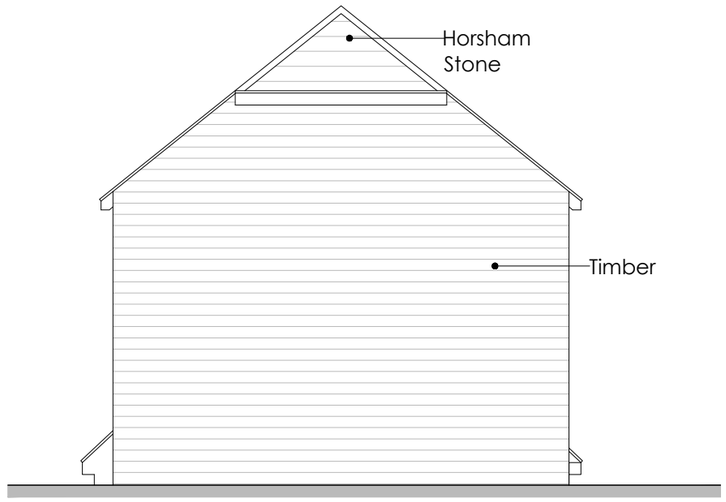
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Drg No: 2108-11-PL04



Side Elevation



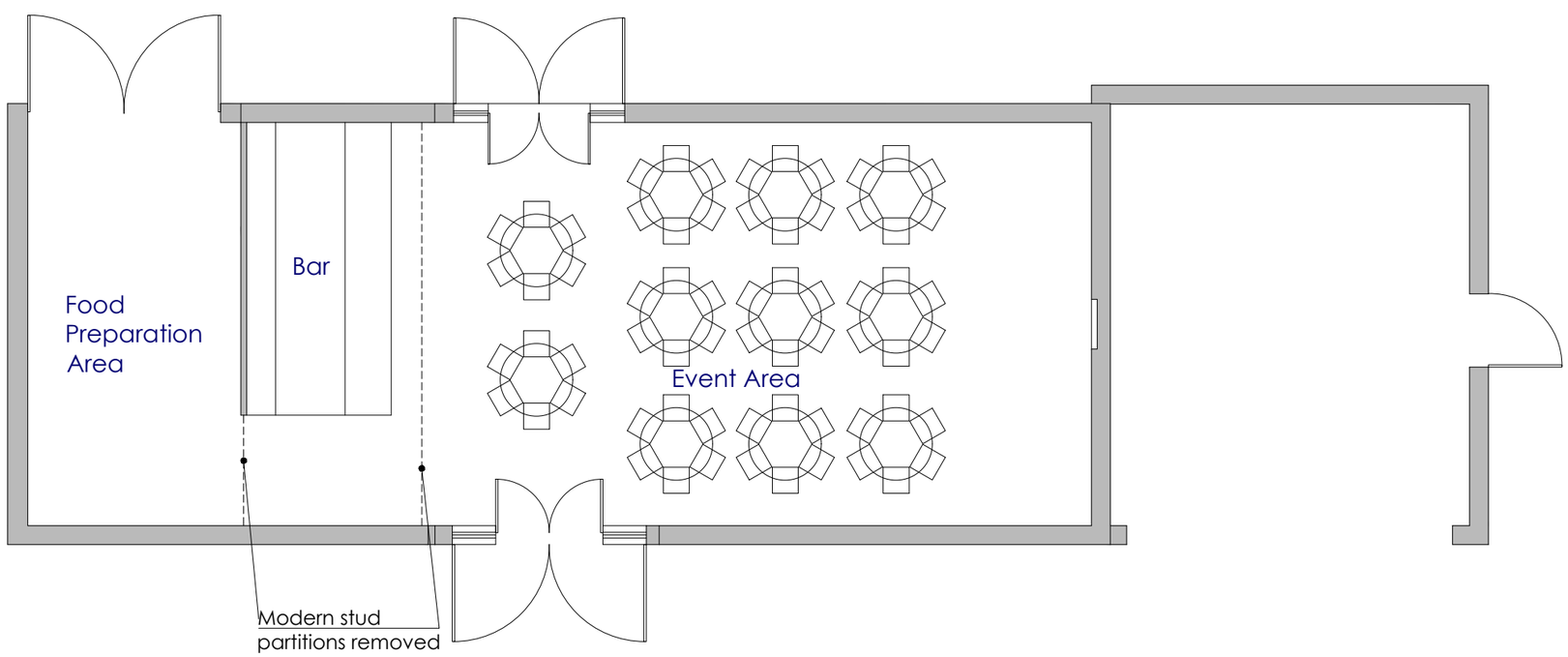
Side Elevation

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Ground Floor Plan 1:100



Client: Nicola Crichton-Brown

Project: Eatons Farm
Ashurst
West Sussex
BN44 3AP

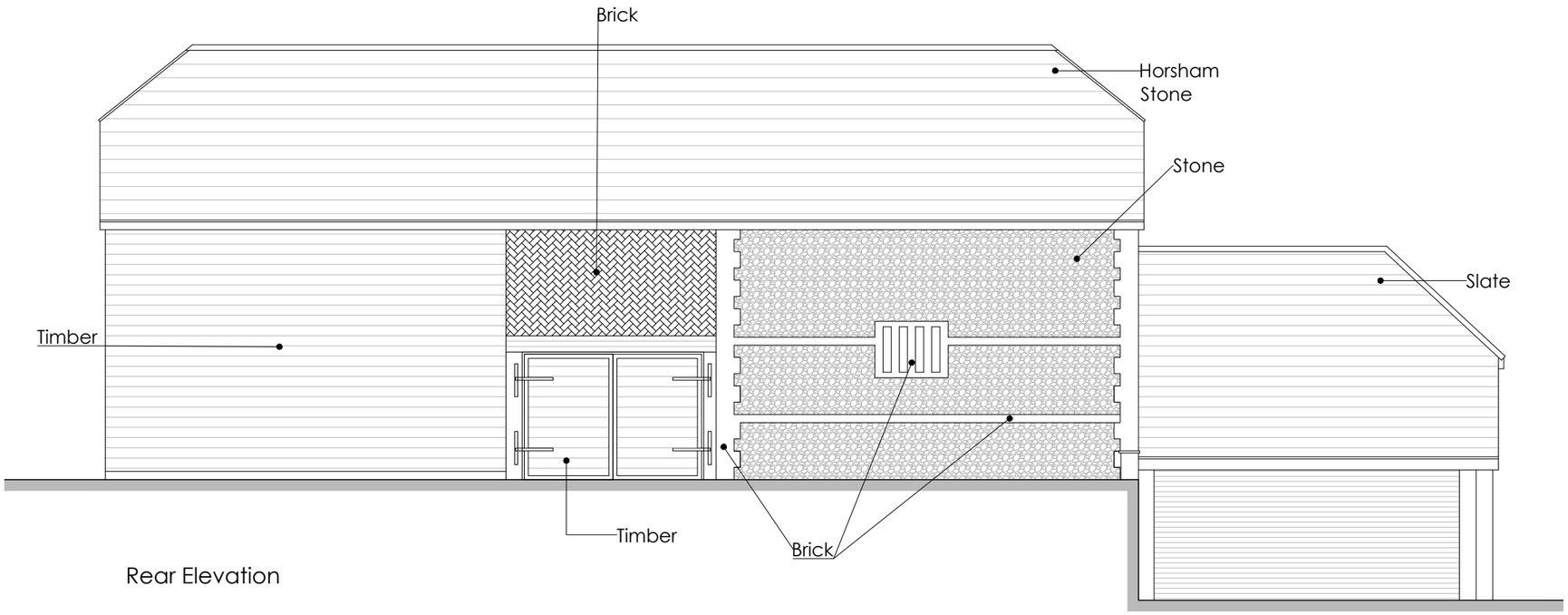
Title: Proposed Floor Plans of Barn
Proposed Elevations of Barn

Status: P L A N N I N G

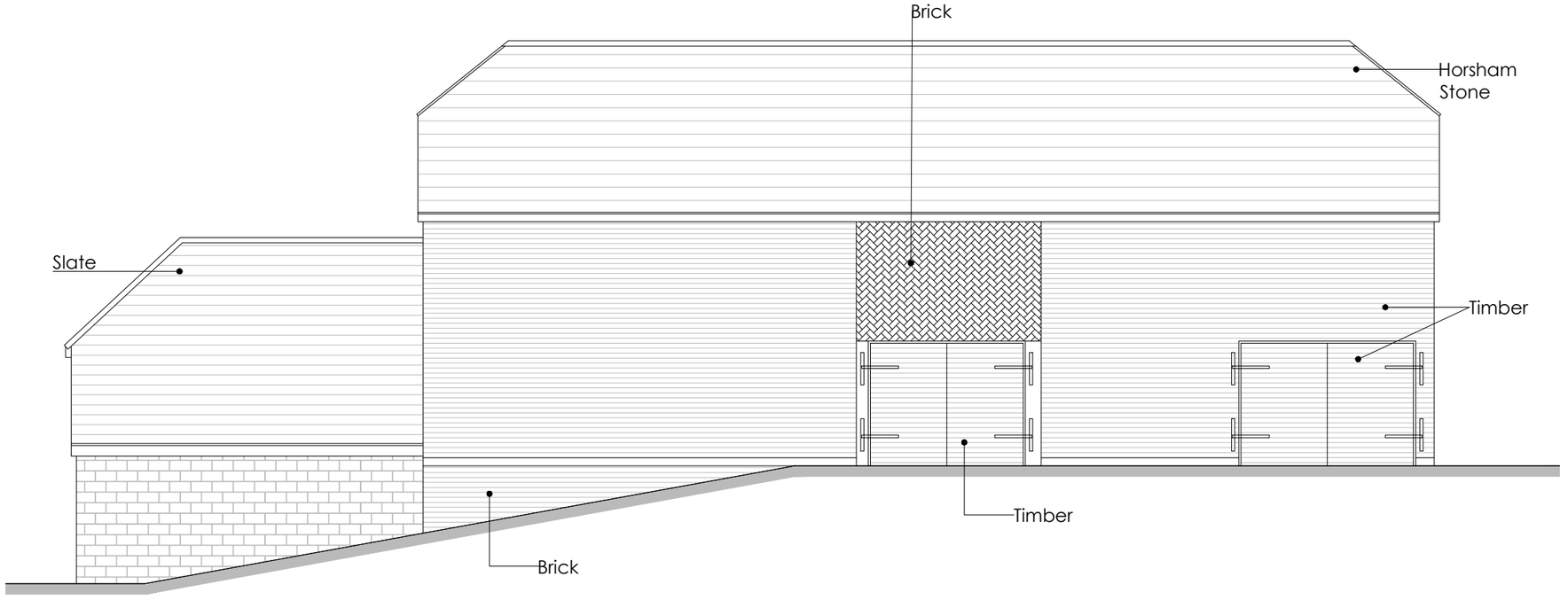
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Drg No: 2108-11-PL05



Rear Elevation



Front Elevation



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Client: Nicola Crichton-Brown

Project: Eatons Farm
Ashurst
West Sussex
BN44 3AP

Title: Proposed Elevations of Barn

Status: PLANNING

Scale: 1:100 **Date:** 08/2021

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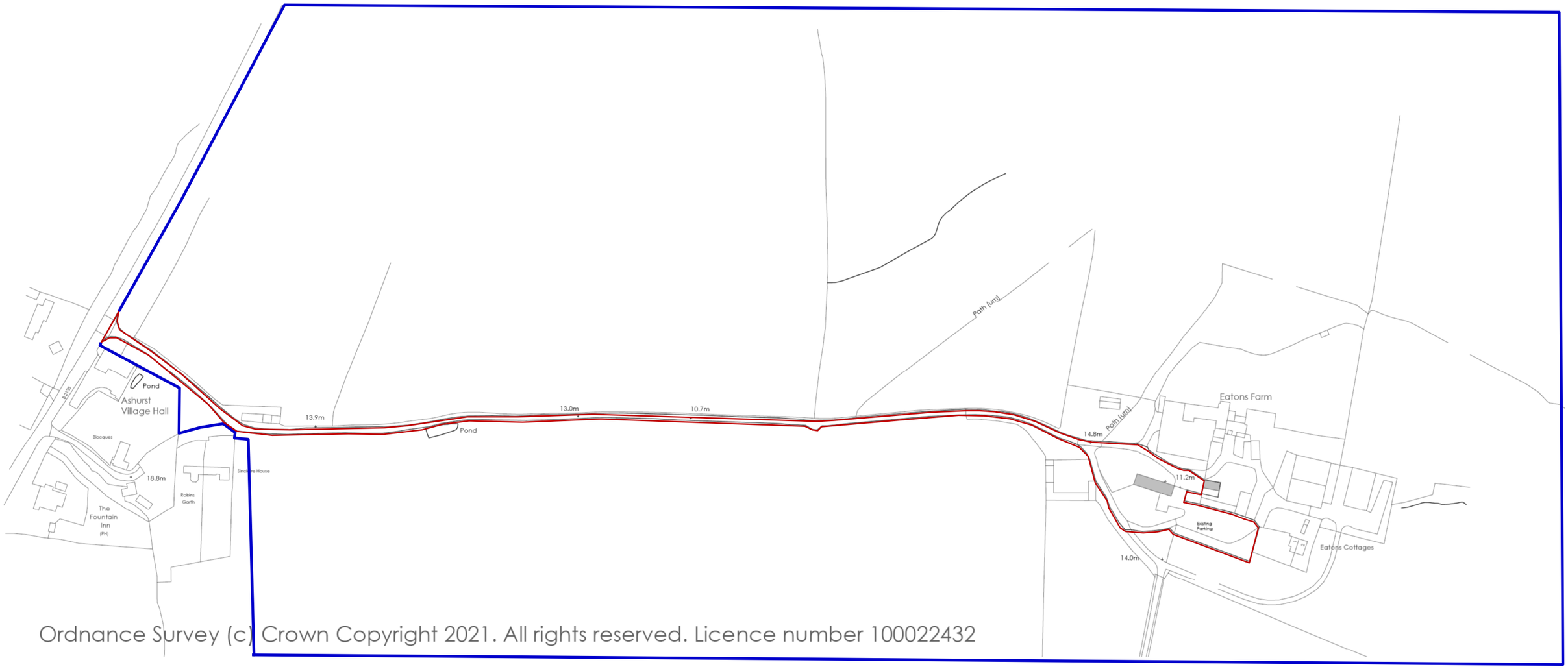
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OS Extract

OS Extract 1:2500

0 20m 40m 60m 80m 100m 120m 140m 160m 180m

1:2500

N

Client: Nicola Crichton-Brown

Project: Eatons Farm
Ashurst
West Sussex
BN44 3AP

Title: O S Extract

Status: PLANNING

Scale: 1:2500 **Date:** 08/2021

Revision: **Sheet:** A3

Drg No: 2108-11-PL07

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Eatons Farm

Path (um)

14.8m

11.2m

14.0m

Vehicular flow route

Potential overspill l parking areas if required

Existing Parking

6m

28 spaces

N

Existing Block Plan 1:500

Proposed Block Plan 1:500

0 5m 10m 15m 20m 25m 30m 35m 40m 45m

1:500

Client: Nicola Crichton-Brown

Project: Eatons Farm
Ashurst
West Sussex
BN44 3AP

Title: Existing Block Plan
Proposed Block Plan

Status: PLANNING

Scale: 1:500 **Date:** 08/2021

Revision: **Sheet:** A3

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