



PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 7th July 2026

DEVELOPMENT: Removal of covered play area and erection of single storey classroom.

SITE: Easteds Barn, Easteds Lane, Southwater, West Sussex, RH13 9DP

WARD: Southwater North

APPLICATION: DC/26/0595

APPLICANT: **Name:** H Peacock **Address:** Easteds Barn, Easteds Lane, Southwater, West Sussex, RH13 9DP

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 This application seeks full planning consent for the removal of an existing covered play area and the erection of a single storey classroom as a replacement. The proposed classroom will be located in the northeastern corner of site, covering the same footprint of the existing structure (approximately 26 sqm). The depth and width of the proposed classroom would be 7.7 metres in width and 3.4 metres in depth, with an eaves height of 2.6 metres and an overall height of 2.9 metres. The proposed materials will consist of horizontal dark stained timber cladding on the walls and a grey colour ply roof, with bifold doors on the front elevation and a single window on the west elevation.
- 1.2 The proposed new classroom would facilitate an increase in capacity for the occupiers of Easteds Barn, Little Owls Nursery, allowing for a further 10 children to attend and two additional members of staff to be employed.

DESCRIPTION OF THE SITE

1. 3 The application site lies within the Built-Up-Area of Southwater, to the east of Easteds Lane. To the south is the Nutham Lane Open Space, a large open grassed area containing a children's play area and public greenspace. Otherwise, the surrounding area is predominantly residential dwellings.
14. The site consists of the main Easteds Barn building, a parking and service area and a private nursery garden, with an existing outbuilding to which the application relates. The site is bordered by a 1.8 metre high close boarded fence and mature trees and hedging around the northern and eastern boundaries. Easteds Barn is identified in the Southwater Neighbourhood Plan Policy SNP19 as a Parish Heritage Asset, a non-designated heritage asset as defined by the NPPF.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 43 - Community Facilities, Leisure and Recreation

Southwater Neighbourhood Development Plan 2019-2031

SNP1 - Core Principles
SNP16 - Design
SNP17 - Site Levels
SNP19 - Parish Heritage Assets

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

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 17: Green Infrastructure and Biodiversity

Strategic Policy 19: Development Quality
 Strategic Policy 20: Development Principles
 Policy 21: Heritage Assets and Managing Change within the Historic Environment
 Strategic Policy 23: Infrastructure Provision
 Strategic Policy 24: Sustainable Transport
 Policy 25: Parking
 Strategic Policy 27: Inclusive Communities, Health and Wellbeing
 Policy 28: Community Facilities, Leisure and Recreation

Supplementary Planning Guidance:

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

Planning Advice Notes:

Shaping Development in Horsham District
 Biodiversity and Green Infrastructure

PLANNING HISTORY AND RELEVANT APPLICATIONS

SQ/61/95	Erection of community building and 23 space car park	Application Permitted on 30.08.1995
DC/11/2502	Single storey extension to existing building and variation of Condition 10 of SQ/61/95 (Use of building for meeting room purposes only), to facilitate use of overall premises for general D1 (Non residential Institutions) and D2 (Assembly and Leisure) purposes at Easteds Barn	Application Permitted on 22.10.2013
DC/18/2212	Erection of an entrance porch and changes to existing fenestration. Internal sub-division by the installation of a first floor and staircase; internal partitioning; relocation of kitchen and WC facilities.	Application Permitted on 12.12.2018
DC/19/1058	Variation of condition 1 on previously approved application DC/18/2212 (Erection of an entrance porch and changes to existing fenestration. Internal sub-division by the installation of a first floor and staircase; internal partitioning; relocation of kitchen and WC facilities) to allow for the addition of a rooflight in the west facing roof slope.	Application Permitted on 11.07.2019
DISC/19/0272	Approval of details reserved by condition 2 to approved application DC/19/1058 (variation of condition 1 on previously approved application DC/18/2212 Erection of entrance porch and changes to existing fenestration. Internal sub-division with rooflight in west facing roof slope)	Application Permitted on .12.2019
DC/21/0510	Retention of external store	Application Permitted 03.11.2021
DC/21/0511	Retention of covered play area.	Application Permitted 03.11.2021
DC/21/1539	Retrospective application for the change of use of 67m2 land from public open space to mixed use (Use Classes E(f) & F1(a)) and 559m2 of land from Use Class E (formerly D1/D2) to public open space.	Application Permitted 03.11.2021
DISC/22/0034	Approval of details reserved by condition 2 on application DC/21/1539.	Application Permitted on 13.10.2012

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses and representations 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 horsham.gov.uk/planning/planning-applications/view-and-comment-on-planning-applications.

INTERNAL CONSULTATIONS

- 3.2 **HDC Conservation:** No Objection
The proposed replacement building will not harm the setting of the neighbouring listed building.
- 3.3 **HDC Environmental Health Team:** No Objection
The department have no objections to the application but are mindful to the neighbouring dwellings close to the site. In order to mitigate any adverse environmental impacts, the team make suggestions for suitable controls.

OUTSIDE AGENCIES

- 3.4 **WSCC Highways:** Advice
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

- 3.5 Representations:
18 letters of Objection have been received from 16 addresses, objecting to the application on the following grounds:
- Increase in levels of noise and general disturbance, to the detriment of nearby residents
 - The proposed building would be out of keeping with the surrounding buildings, in terms of design, style, materials
 - The proposed building would appear intrusive and overbearing
 - The applicants do not adhere to the Travel Plan submitted under previous applications; there are concerns regarding the credibility and effectiveness of this Travel Plan
 - Development will give rise to ongoing parking and congestion issues in the area and lead to highway safety issues
 - Lack of Planning Notice
 - Submitted Travel Plan presents an inaccurate picture of traffic and parking conditions around Cedar Drive and Easteds Lane, where staff parked creating highway safety issues
 - The site's car park is often empty; staff should park within this carpark and not the surrounding roads

- 3.6 Parish Comments:
Southwater Parish Council: No comments received

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 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.

- 4.2 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.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle of Development:

- 6.1 Policy 43 of the HDPF relates to 'Community Facilities, Leisure and Recreation'. It states that the provision of new or improved community facilities or services will be supported, particularly where they meet the identified needs of local communities.
- 6.2 Paragraph 100 of the National Planning Policy Framework (NPPF) states it is important that there is sufficient choice of early years, school and post-16 places to be available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. In doing this, LPAs should:
- a) Give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and
 - b) Work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.
- 6.3 Little Barn Owl's Nursery and Forest School currently operate from the site providing full-time care for children aged between 3 months and 5 years old, through a day nursery and forest school. The submitted Planning Statement details that Little Barn Owls Ltd have secured a Childcare Expansion Capital Grant from West Sussex County Council, to support the proposed increase in provision. In 2025, WSCC published a document relating to childcare sufficiency, titled 'West Sussex Childcare Sufficiency Assessment 2024 to 2025', in which it was detailed that whilst current data indicates provision in Horsham is sufficient, given planned housing growth in the district, there would be a need to generate at least a further 1,010 Early Years and Childcare places in total.
- 6.4 The proposal would be located within the established grounds of the nursery. The proposal would be located within the established grounds of the nursery. This application seeks consent for the erection of a classroom to replace an existing covered play area. This would facilitate Little Owls Nursery in increasing its capacity, by allowing a further 10 children to attend and two additional members of staff to be employed. Therefore, the proposal relates to an identified need to provide further childcare support and ensure the continued successful operation of the nursery. As such, the principle of development is considered acceptable, in accordance with paragraph 100 of the NPPF and Policy 43 of the HDPF, subject to all other material considerations.

Design and Appearance:

- 6.5 Policy 32 of the HDPF states that good design is a key element in sustainable development and seeks to ensure that development promotes a high standard of urban design, architecture, and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.
- 6.6 Policy SNP16 of the SNP states that all development must be of high-quality design. This means facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible; encourage a variety of complementary vernaculars to encourage contextually appropriate design and diversity in our building stock; and making sure the design of new development actively responds to other properties in the vicinity.
- 6.7 The proposed classroom will be located in the northeastern corner of site, replacing the existing structure. The depth and width of the proposed classroom will match that of the existing, measuring 7.7 metres in width and 3.4 metres in depth. The overall height of the proposed classroom will increase to 2.9 metres from its current height of 2.6 metres. The proposed materials will consist of horizontal dark stained timber cladding on the walls and a grey colour ply roof, with bifold doors on the front elevation and a single window on the west elevation. These finishes are similar to the existing structure.
- 6.8 Given the mature vegetation along the site's northern and eastern boundaries, together with the fencing separating the site's car park from the nursery play area, the existing structure is not currently visible from public vantage points. While the increase in the outbuilding's roof height may result in the replacement structure becoming partially viewable, this will be minimal and would not be harmful to the surrounding area.
- 6.9 The proposal is therefore considered to be of a design, form and scale which is appropriate to the character and appearance of the host building and would not harm the character or appearance of the wider area, in accordance with the above policies.

Heritage:

- 6.10 Policy 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.
- 6.11 Policy 19 of the SNP identifies Easteds Barn as a Parish Heritage Asset and whilst not officially designated, such assets are considered to be locally significant and important features which contribute to the character and appearance of the Parish. As a non-designated heritage asset, SNP19 states that any proposals at Easteds Barn must demonstrate that the significance of the building as an asset, and its setting will not be adversely impacted. Paragraph 216 of the NPPF requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application and that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.12 It is noted that the replacement building, due to its location and scale would still enable an appreciation of the building and its significance. The Council's Conservation Team are

satisfied that this replacement building will not harm the setting of the non-designated heritage asset and as such, the proposals comply with the above policies.

Residential Amenity:

- 6.13 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.14 Policy 17 of the SNP states development will not be supported if the final building's height would have an adverse impact upon on neighbouring properties or the character or surrounding areas.
- 6.15 The outbuilding is positioned directly adjacent to the northern boundary of the site, which adjoins the boundaries of three residential dwellings, Valebrook House, Old Well House and 1 Nutham Lane. Given the retained vegetation along the northern and eastern boundary, the proposal is not considered to give rise to overlooking or privacy issues to nearby properties.
- 6.16 The proposed new classroom will allow for an increase in provision, allowing for a further 10 children to attend and two extra staff to be employed. The Council's Environmental Health Team have confirmed that the only noise complaint received since the nursery has occupied the building, was received in August 2019, with no recent complaints received. A Noise Management Plan accompanies this application, finding that any increase in noise would be negligible, given the proposal does not introduce a new noise source and is therefore expected to be less than 1 db. Whilst this difference is considered minimal, the Management Plan details a number of mitigation measures to help ensure no harm to neighbouring amenity will occur, including:
- Any windows of the classroom remaining shut whilst in use, with the main doors remaining open for ventilation
 - The classroom not being used for any activities involving musical instruments or amplified music
 - The continued supervision of outdoor activities and noise management
 - Maintaining the existing pattern of use whereby children move between indoor and outdoor spaces in smaller groups
 - Ensuring that the number of children using the outdoor areas at any one time does not materially exceed the current arrangement.
- 6.17 The Council's Environmental Health Team have been consulted, who have confirmed there are no objections to the proposals, suggesting a number of environmental mitigation measures related to the construction phase. These include assessments relating to the identification of asbestos within the existing building, waste handling, dust control measures, no burning of waste materials, alongside demolition and construction operation hours. Given the existing classroom was constructed in 2021 and constructed from timber with a ply roofing membrane, asbestos is not expected to be present. These matters are largely controlled under separate environmental and health and safety legislation and do not meet the planning obligations test, as set out within paragraph 57 of the NPPF. Given the minor scale and nature of the development, it is not considered reasonable or proportionate to impose such controls by condition, rather the applicant is advised of these measures and their obligations by means of an informative attached to this permission.
- 6.18 The site is located within the Built-Up Area and is already established and operating as a nursery. The accompanying Noise Management Plan demonstrates that the development would not give rise to any significant increase of noise impacts. The proposal would not lead to any change in the nursery's hours of operation, nor would it result in any extension to the hours during which outdoor play activities take place within the garden, remaining between

the hours of 08:00 and 18:00. The existing structure is subject to a condition imposed under planning permission DC/21/0511 restricting hours of operation, and a similar condition is recommended under this permission. It is also noted that the current use of the site, permitted under DC/11/250 imposed two conditions relating to noise that are still relevant on the site, relating to the external public address system (Condition 8) and a condition restricting operational noise (Condition 9).

- 6.19 Whilst only a minor increase in noise is anticipated, it is considered reasonable to secure the mitigation measures set out within the Noise Management Plan by condition. Taking this into account, together with the existing controls in place, officers are satisfied that the proposed development would not give rise to harmful impacts on the amenities of neighbouring occupiers and therefore complies with the above policies, subject to the recommended conditions.

Highways Impacts:

- 6.20 Policy 40 of the HDPF deals with sustainable transport and seeks new developments to provide safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport, and the delivery of goods. Policy 41 which relates to parking requires adequate parking and facilities to be provided within developments to meet the needs of anticipated users.
- 6.21 The site is located on Easteds Lane, an unclassified road subject to a speed restriction of 30 mph. The application is supported by a Transport Technical Note, produced by Evoke Transport Planning Consultants Ltd. This states that the proposed development will likely result in an increase in trips across modes of transports in all time periods, with 20 additional vehicle trips over the daily period. The proposals involve no changes to the parking provision, with the existing 12-13 spaces considered suitable to accommodate the existing and proposed pupil and staff numbers, as demonstrated within the parking accumulation assessment undertaken. The document details that this would have a negligible impact on the local highways network, public transport network and local walking and cycling infrastructure.
- 6.22 The LHA do not consider that the proposals represent a significant material intensification of use. Collision data provided to WSCC, covering a period of the last five years, confirm no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest the existing access arrangement has been operating unsafely, or that the proposals would exacerbate an existing safety concern
- 6.23 It is noted the majority of objection letters relate to the impact on the highways network, regarding staff parking on Cedar Drive. WSCC Highways Department (LHA) have provided comments in relation to this matter, confirming that Cedar Drive does not benefit from parking restrictions in this location, and consequently there are no controls in place to limit staff/visitors from parking here. The LHA also confirm that there is no evidence to suggest that this is an unsafe practice, and the proposals would not be considered a significant material intensification over what the existing site currently generates. In concluding the LHA raise no highway safety concerns in regard to this aspect. Table 3 of West Sussex County Council's guidance, titled 'Guidance on Parking at New Developments', sets out parking demand for non-residential developments. In this case, Class E (non-residential institutions including day nurseries), the parking demand should be determined by a site-specific assessment based on travel plan and needs, with no policy required standard. WSCC have acknowledged that the site provides approximately 12-13 informal off-street car parking spaces, raising no further comments or objections.
- 6.24 A Travel Plan was previously approved under DISC/19/0272 following the granting of planning permission DC/19/1058, which allowed for the expansion of the nursery through building alterations. WSCC has requested that this existing Travel Plan be updated. The

purpose of a Travel Plan is to provide a framework for influencing travel behaviour by encouraging more sustainable travel patterns. It seeks to increase travel choice and promote the use of sustainable modes through practical measures and the provision of information to staff and visitors.

- 6.25 The site is situated in an area which is considered sustainable, being accessibly connected by foot, by cycle and by public transport, in which staff and visitors are not necessarily reliant on the private car. This previous Travel Plan confirms the site provides covered bike storage; however, the site is also required to provide cycle parking in accordance with Condition 2 of the original consent for the use of the building as a day nursery (DC/11/2502). Under the subsequent discharge of conditions application (DISC/14/0066), proprietary wall-mounted racking for four cycles is required. The applicant has confirmed that to further promote these sustainable travel choices further, a dedicated buggy store is proposed adjacent to the main nursery entrance. This facility will provide secure storage for a minimum of six folded pushchairs, allowing parents and carers to leave buggies safely on-site during drop-off and collection periods. The inclusion of this buggy store, as shown within the plan, ref CD-01 rev A v0005, and the supporting document, is considered to be some benefit to the site and therefore it is reasonable to secure this via condition. An appropriate condition is recommended to ensure its erection and retention as part of this permission, prior to the new classroom being occupied. The submitted Transport Note provides an up-to-date assessment of the transport implications of the proposed increase in capacity, including parking demand and journey generation. The evidence demonstrates that the proposal would not result in an unacceptable impact on highway safety or the operation of the local highway network and as such, it is not considered necessary to secure an updated Travel Plan, given the sustainable options provided above.
- 6.26 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 the proposal is not contrary to the National Planning Policy Framework (paragraph 116) and there are no transport grounds to resist the proposal. Having considered the comments received from all parties, Officers agree with this conclusion.

Water Neutrality:

- 6.27 Previous applications applicable to this site concluded that there was no credible evidence the development on this site would result in a greater water usage. In this case and given the application solely relates to the erection of the replacement classroom, and not the increase in provision of children on the site, the proposed development will not result in any increase in mains water demand. As such, it will not lead to adverse effects on the integrity of the Arun Valley SAC, SPA or Ramsar sites, either alone or in combination. The proposal can therefore be screened out at the HRA Stage 1 Screening and does not require progression to Appropriate Assessment. On this basis, the development is considered acceptable in ecological terms and compliant with Policy 31 of the HDPF and relevant national policy

Other Matters:

Biodiversity Net Gain (BNG):

- 6.28 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 may not be begun unless a Biodiversity

Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

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

Conclusions and Planning Balance:

- 6.30 This application for the erection of a single storey classroom for use by the day nursery permitted on the site, is considered to be of a design and appearance acceptable in this location and the presence of this building, will result in no increase in harmful impacts on neighbouring amenity, the highways network or have no unacceptable impact on the historic interest of the Barn. As such, the proposed development complies with both national and local policies.

7. RECOMMENDATIONS

- 7.1 It is recommended that planning permission is granted subject to appropriate conditions as detailed below.

Conditions:

1 Plans List

- 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 materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plan 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).

- 4 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for buggy storage has been made available, in accordance with drawing number CD-01 rev A v0005 and the supporting document, both received 10/06/2026. These facilities shall thereafter be retained for use at all times.

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

- 5 **Regulatory Condition:** The building shall not be used except between the hours of 8am and 6pm Monday to Friday.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 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:** No externally located plant or equipment shall be installed or operated without the prior written approval 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).

- 8 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) (or any order amending or revoking and/or re-enacting these Orders), the development hereby permitted shall be used solely for purposes ancillary to the lawful nursery use of the site and for no other purposes whatsoever, 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, to safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** The development hereby approved shall be carried out in accordance with the mitigations set out in Chapter 4 of the Noise Management Plan, reference EV2615-01-C, received 10/04/2026.

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. USE OF AI

- 8.1 This report has not been prepared with the support of artificial intelligence tools.