



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0692

Buildings 1 to 4 and 6 and 7, Water Lane, Storrington, West Sussex, RH20 3EA

DESCRIPTION:

Proposed extension to form covered entrance to existing external doors.

RELEVANT PLANNING HISTORY:

None.

DESCRIPTION OF THE SITE

The site of the proposed extension is part of Unit 4 of the existing Tesla production area, which is being repurposed for additional machine capacity following the extension to Unit 12. The site is accessed via Water Lane and is part of the existing Water Lane Trading Estate (Policy 9- HDPF).

DESCRIPTION OF THE APPLICATION

The application seeks permission for a modest extension to form a covered entrance to Unit 4, with associated ramp and ancillary works, to improve access to the building. The proposed extension will sit on existing hardstanding at the entrance to Unit 4.

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 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 41 - Parking

Storrington Sullington and Washington Neighbourhood Plan (2019):

Policy 3: Employment Uses
Policy 14: Design
Policy 15: Green Infrastructure & Biodiversity

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

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 10: Flooding
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking
Strategic Policy 30: Enhancing Existing Employment

Supplementary Planning Guidance:

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

Parish Design Statement: Storrington & Sullington Parish Design Statement

Planning Advice Notes:

Shaping Development in Horsham
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:

INTERNAL CONSULTATIONS

HDC Arboricultural officer: No response.

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

Storrington & Sullington Parish Council: No Objection

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

Policies 2, 3 and 4 of the Horsham District Planning Framework (HDPF) (2015) collectively seek to ensure that development is appropriately sited within the district in order to retain its distinctive settlement pattern and rural landscape character. Policy 2 outlines the spatial strategy for the district to 2031, while Policy 3 sets out a series of defined built-up areas where development is accepted in principle, so long as it is appropriate in scale and nature.

The proposal is located within the built-up area of Storrington and Sullington, which is classed as a small town or large village with good local employment provision and reasonable transport services. The proposal is also located within the existing Water Lane Trading Estate (Policy 9- HDPF) and seeks permission for a modest extension to an existing commercial unit (Unit 4) to create a covered entrance to improve security, access control and accessibility. The level of development is appropriate in terms of nature and scale when compared with the existing development and therefore the principle of development in this location is considered acceptable.

Design and Appearance:

Policies 32 and 33 and the HDPF (2015) require all development in the district to be of a high quality and complementary to locally distinctive character. The policies also seek to ensure that the scale, massing and appearance of new development is appropriate, as well as that a high standard of materials, finishes and landscaping are used.

The proposed extension to the existing commercial unit will provide for an additional 17sqm of floorspace to link two existing external doors to facilitate better access between the factory machine shop and first-floor offices. Proposed materials include brick walls, two aluminium windows and a glazed entrance door with brown flashing to match the existing building.

Overall, it is considered that the proposal will integrate well with the existing building and is not of a scale that would dominate the front of the unit. Therefore, the proposal conforms with Policies 32 and 33 of the HDPF.

Trees and Landscaping:

Policy 33 of the HDPF (2015) has a presumption in favour of the retention of existing landscape and natural features, while Policy 26 sets an expectation that development is appropriate to its respective setting and maintains the pattern of woodlands, hedgerows and trees. In addition, Policy 15 of the Storrington, Sullington and Washington Neighbourhood Plan (SSWNP, 2019) asks that development takes account of a set of green infrastructure principles which includes the retention of important landscape and natural features.

The application site predominantly comprises hardstanding however there is a small area of trees and landscaping along the northeast boundary of the site. The applicant has confirmed that this will be retained as part of the proposal and it is thought that the extension is of a sufficient distance to avoid impact during construction and operation. The Council's Arboricultural Officer was consulted on the proposal but did not provide a response.

Residential Amenity:

Policy 33(2) of the HDPF (2015) requires development to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land through loss of privacy, outlook, light, noise or general disturbance. Similarly, Paragraph 198 of the NPPF requires development to be appropriate for its location and avoid impacts upon living conditions.

The proposed extension is modest in scale and is located within the existing Water Lane Trading Estate, with no residential development in the immediate vicinity. The proposal is unlikely to facilitate an intensification of existing activities on site and is sought purely to improve the existing access and internal layout. It is therefore considered that the proposal will not give rise to unacceptable harm to amenity and conforms with Policy 33 of the HDPF.

Highways Impacts:

Policies 39 and 41 of the HDPF (2015) seek to ensure that both sufficient capacity in the existing infrastructure exists prior to the release of land for development and that adequate parking facilities are provided to meet the needs of anticipated users.

The proposal is unlikely to facilitate an intensification of the material use of the site and does not interfere with or impact upon existing highways arrangements on site. Confirmation has been received from the applicant that the 6 existing parking bays (inc. 1 disabled bay) will be retained and small improvements made to the existing pedestrian access (i.e. tactile paving and white line routing). Given the small-scale nature of the proposal and limited changes, the Local Highways Authority has not been consulted however, the proposal is considered to conform with Policies 39 and 41 of the HDPF.

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.

Given that the application is only proposing an increase in floorspace of 17sqm which will be utilised as a covered entrance/internal access route, it is unlikely that it will facilitate an increase in water use beyond that which is existing. Therefore, it can be concluded that there will be no likely significant effect on the Arun Valley SAC, SPA and/or Ramsar site.

Drainage and Flood Risk:

Policy 38 of the HDPF (2015) states that development should follow a sequential approach to flood risk management, giving priority to development with the lowest risk of flooding and making required development safe without increasing flooding elsewhere. In addition, paragraph 170 of the NPPF (2024) discourages inappropriate development in areas at risk of flooding by directing development away from the areas at highest risk, while Paragraph 173 states that sequential risk-based approach should be taken to individual applications in areas known to be at risk of flooding now or in future from any form of flooding.

The application site lies within Flood Zone 1, which is land defined by the Planning Practice Guidance for the NPPF for Flood Risk and Coastal Change as having a low probability of flooding. The site is also not at risk from surface water flooding nor is it located within a groundwater vulnerability area.

Given the proposals limited size, the fact it is situated on existing hardstanding within Flood Zone 1 and the absence of new foul drainage requirements it is considered unlikely that there will be a significant

impact as a result of drainage or flood risk issues. HDC's Drainage Officer has therefore not been consulted on the application.

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

Conclusions:

The proposal is considered to comply with the relevant local and national planning policies and the application is therefore permitted.

Recommendation: Application Permitted

Conditions:

- 1 Plans
- 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 application form and Existing and Proposed Front and Side Plan and Elevations (05, REV A).

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

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including

planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0692

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		01 REV A	28.04.2026
Site plan	Existing	02 REV A	28.04.2026
Site plan	Proposed	03 REV B	28.04.2026
Elevation & Floor plan	Existing and Proposed Ground	04 REV A	28.04.2026
Elevation & Floor plan	Existing and Proposed Extension	05 REV A	28.04.2026
Supporting Statement	BNG De Minimis	NONE REV A	28.04.2026
Design & Access Statement		NONE REV A	28.04.2026
Supporting Statement	Planning	NONE REV B	28.04.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 29/05/2026

Authorising Officer sign/initial Adrian Smith Date: 01/06/2026