Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1459
Broomlands Farm , Robin Hood Lane, Warnham, West Sussex, RH12 3RR

DESCRIPTION:
Change of use of a redundant agricultural barn to commercial use comprising Class B8 (Storage).

RELEVANT PLANNING HISTORY:

DC/20/0716	Part demolition of central part of the agricultural building and conversion of the remaining parts of the building to create 2No. 3 bedroom dwellings and 2No. 4 bedroom dwellings with associated external alterations, car parking and landscaping.	Application Permitted on 24.07.2020
DC/22/2108	Variation of Condition 4 of previously approved application reference DC/20/0716 (Part demolition of central part of the agricultural building and conversion of the remaining parts of the building to create 2No. 3 bedroom dwellings and 2No. 4 bedroom dwellings with associated external alterations, car parking and landscaping) to allow for a variation to amend the wording of condition (Habitats Regulation Licence for works).	Withdrawn Application on 17.01.2023
DC/23/0098	Non Material Amendment to previously approved application DC/20/0716 (Part demolition of central part of the agricultural building and conversion of the remaining parts of the building to create 2No. 3 bedroom dwellings and 2No. 4 bedroom dwellings with associated external alterations, car parking and landscaping) to allow for certain works to commence that do not require a Natural England Licence.	Application Permitted on 09.03.2023
DISC/23/0033	Approval of details reserved by conditions 3, 5, 6 parts (a) and (b), 7, 8, 9 and 10 to approved application DC/20/0716.	Application Permitted on 31.03.2023
DISC/23/0072	Approval of details reserved by condition 6 c) to approved application DC/20/0716.	Application Permitted on 24.04.2023
DC/23/0521	Non Material Amendment to previously approved application DC/20/0716 (Part demolition of central part of the agricultural building and conversion of the remaining parts of the building to create 2No. 3 bedroom dwellings and 2No. 4 bedroom dwellings with associated external alterations, car parking and landscaping) to allow for amendments to plans previously submitted.	Application Permitted on 13.04.2023
DISC/23/0172	Approval of details reserved by conditions 4,11,13,14,15,17,18, and 19 to approved application DC/20/0716	Application Refused on 21.09.2023
DC/23/1997	Prior Notification for Change of Use of redundant agricultural buildings to flexible commercial use	Withdrawn Application on 04.01.2024
DC/24/0381	Change of use of agricultural barn to commercial use comprising Class B8 (Storage)	Application Refused on 17.09.2024

DISC/24/0034	Approval of details reserved by conditions 11,13,14,15,and 17 to approved application DC/20/0716	Application 14.06.2024	Permitted on
DISC/24/0220	Approval of details reserved by conditions 16 and 27 to approved application DC/20/0716	Application 21.10.2024	Permitted on

DESCRIPTION OF THE SITE

The application site consists of land and buildings at Broomlands Farm, located approximately 500 meters north of Broadbridge Heath and 1.2 kilometers south of Warnham's built-up area. The site covers 0.72 hectares (1.77 acres) and features a large hardstanding area and four traditional farm buildings.

Historically part of a dairy farm, these buildings have fallen into disrepair since dairy farming ceased.The proposed development aims to restore the larger barn (Building 1) and its adjacent lean-to (Building 2) in the north, ensuring a sustainable future through a sensitive, high-quality conversion. The site is bordered by a smaller redundant barn to the southwest and two additional barns further southwest. An older farm building to the west is currently being converted for residential use (approved by Horsham District Council, reference DC/20/0716). Two residential properties lie to the northeast and northwest, and an unused, deteriorating sand school and horse yard are situated to the east.

Building 1, measuring 21.5m x 26.7m (570 sqm), and Building 2, measuring 7.7m x 26.9m (204.6 sqm), share a combined footprint of 780.8 sqm. The buildings are enclosed on three sides, with an open port on Building 2's southeast elevation and are positioned on a large hardstanding area with direct access to Robin Hood Lane to the north.

DESCRIPTION OF THE APPLICATION

The applicant seeks a change of use from a former agricultural use to commercial storage (Class B8) for buildings that were initially used for farming but later converted to equestrian use in 2001. Since equestrian activities ceased 10 years ago, the buildings have remained unused. The change is intended to prevent further disrepair and provide a new income stream for the estate.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 10 - Rural Economic Development
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
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 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Neighbourhood Plan:
Warnham Neighbourhood Development Plan 2017-2031 (June 2019)

Parish Design Statement:
Warnham Parish Design Statement (2008)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 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 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 28: Community Facilities, Leisure and Recreation
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses

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

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:

HDC Environmental Health: No Objection, subject to conditions

WSCC Highways: No Objection - 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 115), and that there are no transport grounds to resist the proposal.

Ecological Consultant: No Objection – permission granted subject to conditions and subject to Natural England's formal comments on the conclusion of the Water Neutrality Statement.

Natural England: No Objection - We concur with the conclusion of your authority's HRA appropriate assessment and have no objections subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

PUBLIC CONSULTATIONS:

Representations:
None Received

Parish Comments:
The Parish Council objects to this planning application based on the request for evidence to support the sightings of Greater Crested Newts.

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:

Policy 10 of the Horsham District Planning Framework (HDPF) 2015 seeks to support the rural economy where this meets rural community needs and enables rural towns and villages to remain self-sufficient and economically vibrant. The policy further accepts that diversification can enable positive re-use of existing buildings within rural areas, thus potentially limiting adverse impacts on the landscape character. 10(1) states that development must contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside; and (a) be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial estate, within the existing boundaries of the estate;

The principle of finding alternative uses of the existing and long-established buildings within this rural agricultural cluster would provide a sustainable re-use of existing infrastructure, buildings, and resources. Though the buildings have been described as redundant, and have not been in use for c., 10 years, the proposal would contribute to the wider rural economy and be contained within existing buildings, in accordance with Policy 10(1)(a). The re-use of buildings which are suitable for conversion, such as those within the application site, would be in accordance with HDPF policy 10.

Officers consider that the proposed re-use of the application building to alternative employment uses would provide the landowner with a flexible use of the buildings, which could continue to support a smaller ongoing agricultural activity at the site. It is therefore considered that the proposed conversion of the applicant buildings would accord with policy directive seeking to find suitable, appropriate and alternative uses of serviceable agricultural buildings.

Notwithstanding all other material planning considerations, the principle of the change of use of the building is supported.

Design and Appearance:

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

It is clear from the submitted information and Officer site visit photos for planning application DC/24/0381 that the established farm results in a utilitarian appearance that is suited to its functional purpose. The building dimensions and external materials are appropriate to typical rural enterprises which require robust fit-for-purpose structures. The area around the buildings is a mixture of crushed aggregate, soil / grass and concrete hard standings.

The proposed change of use would not deviate from this overall established appearance, with the only external changes to the buildings by reclad with green metal sheeting to elevations with roller shutter doors at the front and pedestrian exit doors to the side. Therefore, officers consider that the proposal would continue to adhere to Policies 25, 32, and 33 of the HDPF, which promotes development that protects, conserves and enhances the landscape character, and paras 135 and 139 of the NPPF (2023).

Residential Amenity:

Policy 33 requires that development must avoid causing unacceptable harm to the amenity of occupiers or users of nearby properties and land.

Given the site's established use as part of the 500-acre Warnham Estate, which encompasses a range of commercial, agricultural, and residential buildings, officers are satisfied that existing vehicular access via the shared route along Robin Hood Lane is adequate and unchanged by the proposal. While overall vehicle movements may increase, this is in line with the estate's historical use and does not represent a significant intensification. The nearest residences are Robin Hood Cottage to the north, Broomlands Farmhouse to the northeast, and Broomlands Cottage to the southwest. Additional residential units have also been approved under planning reference DC/20/0716 following the conversion of an old agricultural building.

The Environmental Health Officer (EHO) has reviewed the application, while there is no objection to the application, the EHO has recommended that conditions previously advised by the Principal Environmental Health Officer, in consultation on the refused application DC/24/0381 be applied if this application is permitted. These conditions, if included, would mitigate potential noise impacts in line with the rural character and nearby residential proximity.

Given the established nature of the site, the limited scope of the proposed use, and the reuse of existing structures rather than new construction, officers believe that planning conditions could effectively manage any external storage on-site. Consequently, the proposal is not anticipated to cause undue harm to the amenity of neighbouring properties or land users, in compliance with Policy 33(2) of the Horsham District Planning Framework (2015).

Highways Impacts:

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

The application proposes building a stable, a sand school, and changing land use for private equine activities on Marches Road, a 50 mph C-classified road. The Local Highway Authority (WSCC) has no highway safety concerns. The existing access point on Marches Road will remain unchanged and has adequate visibility. Since the facilities are for private use, they are not expected to increase traffic significantly compared to current agricultural use. Collision data from the past five years shows no safety issues near the site. There is also sufficient parking and turning space on-site. The LHA concludes that the proposal does not pose unacceptable highway safety risks or cause severe traffic impacts, aligning with national planning policy.

Ecology:

Policy 31 of the HDPF states that proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites.

The ecology team has reviewed the Protected Species Walkover Survey (AEWC Ltd., August 2024) and is satisfied with the ecological information provided. They have no objections, subject to conditions.

Key points include:

- Bats: No bat surveys are required as no buildings or trees will be impacted.
- Reptiles and Hedgehogs: Suitable habitats for reptiles and mobile species (e.g., hedgehogs) exist on-site. The Precautionary Method Statements in the survey should be secured by conditions.
- Lighting: Any external lighting should follow a Wildlife Friendly Lighting Strategy to avoid impacts on local foraging and commuting bats. Recommended measures include using low-intensity, warm white lights without UV elements, horizontal mounting, motion sensors, and minimizing light spill.
- Biodiversity Enhancements: A Biodiversity Enhancement Strategy is recommended to secure net gains for protected and priority species, aligning with Paragraph 180d of the NPPF.

The NatureSpace Partnership previously confirmed there are no concerns regarding great crested newts, as the development is not relevant to the District Licensing Scheme for this species. However, the Parish Council objects to the application, citing concerns over the lack of evidence supporting sightings of great crested newts.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

Planning permission is sought for a change of use of agricultural barn to commercial use comprising Class B8 (Storage). The strategy proposed in the water neutrality statement for Broomlands Farm demonstrates that the development will be water neutral. The development is projected to use up to 331.80 litres of water per day (121,107 litres annually) based on a worst-case scenario with 10 employees using washroom facilities. A rainwater harvesting system is proposed to offset the water usage. The roof area of the building can capture approximately 683,503.92 litres of rainwater annually, which is significantly more than the projected usage. The system includes a 20,000-liter tank with UV filtration to ensure the captured rainwater is safe for handwashing. This would provide enough water even during a 35-day drought period. The projected water usage of 121,107 litres per year will be fully offset by the rainwater harvesting system, making the development water neutral. No mains water supply will be required. Thus, the proposed strategy satisfies the criteria for water neutrality by ensuring the development's water use is offset by the captured rainwater.

Upon review by the Council, the information available and the mitigation measure proposed is considered to provide the necessary certainty to demonstrate that the proposed development would result in no greater demand than the existing situation. Appropriate mitigation measures have been embedded within the development and would be secured by condition as part of the planning consent.

These measures are considered sufficient to avoid adverse effects on the integrity of the interest features of the Arun Valley SPA, SAC & Ramsar site from the development either alone or in combination with other plans and projects, in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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 and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

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

Conclusions:

The proposed development aligns with the Horsham District Planning Framework (HDPF) by supporting the rural economy through the re-use of established agricultural buildings, which is consistent with Policy 10. The conversion of the existing building for commercial and storage purposes contributes to the rural economy while maintaining the rural character, requiring minimal external alterations.

The proposed changes are in keeping with the established utilitarian design, preserving the site's functional appearance, and in line with HDPF Policies 25, 32, and 33, which promote developments that protect and enhance the landscape character. The Environmental Health Officer's recommended conditions will mitigate any potential noise impacts, ensuring the amenity of nearby residents is preserved. Additionally, as the access arrangements remain unchanged and there are no highway safety concerns, the proposal is compatible with Policies 40 and 41.

The ecological assessment finds no significant risks to protected species, with necessary precautions for habitat protection and a Wildlife Friendly Lighting Strategy secured by conditions. Previous comments from NatureSpace Partnership confirmed no impact on great crested newts, though the Parish Council remains concerned about the lack of evidence regarding this species.

The proposal meets water neutrality requirements through an effective rainwater harvesting system, offsetting all water usage. This approach ensures compliance with local water neutrality policies and protects the Arun Valley SPA, SAC, and Ramsar sites from any adverse effects.

Given these assessments, the proposal meets the objectives of the HDPF and NPPF, balancing the need for rural economic support with protections for environmental and local community interests. The development is recommended for approval, subject to the implementation of specified conditions to manage impacts on amenity, ecology, and water neutrality.

Recommendation: Application Permitted

Conditions:

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-Occupation Condition**: The use hereby permitted shall not commence until full details of a lighting strategy shall be submitted to and approved in writing by the local planning authority. The lighting strategy shall include details of the lighting of all external areas and buildings and shall be designed to comply with the ILP guidance for Obtrusive Light Zone E2 and shall include details of how the lights will be automatically controlled to meet curfew requirements. The lighting scheme shall be installed in accordance with the approved details before the commencement of the use and shall be retained and maintained in accordance with the approved details thereafter.

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

4 **Pre-Occupation Condition**: The use hereby permitted shall not commence until full details of the rainwater/greywater harvesting system required by the approved water neutrality strategy (prepared by Batchellor Monkhouse, received 20.09.2024) have been submitted to and approved in writing by the Local Planning Authority. The rainwater/greywater harvesting system shall include suitable storage tanks to provide a minimum 35 days storage capacity (at least 11,613l), and shall include details of their location and whether they would be surface mounted or set within the ground, in addition to evidence that their initial fill will be supplied with water from outside of the Water Supply Zone.

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), Paragraph 186 of the National Planning Policy Framework (2023), and to enable 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).

5 **Pre-Occupation Condition**: The use hereby permitted shall not commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:

- The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.
- Detail on how any failure of any samples will be investigated and managed.
- Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit
- Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used.
- Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
- The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.
- Detail on the continuity of supply during dry periods extending beyond 35 days.
- Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.
- Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of 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 185 and 186 of the National Planning Policy Framework (2023), 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 **Pre-Occupation Condition**: The use hereby permitted shall not commence until a Biodiversity Enhancement Layout, providing the finalised details and locations of the species and habitat enhancement measures contained within the Biodiversity Net Gain Assessment (AEWC, February 2024), has been submitted to and approved in writing by the local planning authority.

The habitats and 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 and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

7 **Pre-Occupation Condition**: The use hereby permitted shall not commence until an Operational Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include, but not be limited to, details of management responsibilities during all operating hours, the implementation of measures detailed in section 6 of the Noise Impact Assessment Report prepared by ES Acoustics Ltd reference 20765.NIA-RPT.01 and dated 8th May 2024, details of the person or role responsible for recording and rectifying any significant issues as they are reported and how those details will be publicised and made available to the public. All complaints shall be logged and recorded in a suitable manner, along with any corrective action carried out to address the matters raised. Records of any complaints shall be retained for a period of at least three months. The use hereby permitted shall thereafter be operated in accordance with the approved details and the record of complaints shall be produced on any reasonable request of a suitably authorised Officer of the Council.

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

8 **Regulatory Condition**: The cumulative rating sound level from any externally or internally located plant, together with any associated ducting, shall not exceed 31dB at the boundary of the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be 5 dB(A) or more below the background sound level at this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014 Methods for rating and assessing industrial and commercial sound.

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

9 **Regulatory Condition**: No external storage shall take place within the curtilage of the site as identified on the approved location / block plans.

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

10 **Regulatory Condition**: The hours of operation, including delivery and dispatch shall be restricted to:

- 08:00-18:00 hours on Monday to Friday,
- 08:00 to 13:00 hours on Saturdays, and;
- at no time on Sundays or Bank Holidays;

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**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment Version 1 (South Downs Ecology, June 2024)) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for reptiles in Section 6.14 and the Precautionary Method Statement for mobile Priority species in Sections 6.15 and 6.16 of the Protected Species Walkover Survey (AEWC Ltd., August 2024), which avoids impacts on protected species. This will 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 Local Planning Authority 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.

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/24/1459

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement		NONE	07.11.2024
Floor plan	Proposed	NONE	24.09.2024
Elevation plan	Proposed south	NONE	24.09.2024
Elevation plan	Proposed north	NONE	24.09.2024
Elevation plan	Proposed west	NONE	24.09.2024
Supporting Statement	Water Neutrality	NONE	24.09.2024
Supporting Statement	Bat Assessment	NONE	24.09.2024
Floor plan	Existing	NONE	24.09.2024
Elevation plan	Proposed east	NONE	24.09.2024
Supporting Statement	Transport Note	NONE	24.09.2024
Location plan		NONE	24.09.2024
Supporting Statement	Planning	NONE	24.09.2024
Block plan		NONE	24.09.2024
Supporting Statement	Biodiversity Net Gain Assessment	NONE	24.09.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 03.12.2024

Authorising Officer sign/initial RHERMITAGE Date: 04.12.2024