Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0371
Tesla Engineering Ltd, Water Lane, Storrington, West Sussex, RH20 3EA

DESCRIPTION:
Construction of industrial extension to Unit 12 with associated vehicle parking and works.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/18/0140 | Non-material amendment for previously approved application: DC/17/1367 (The erection of two new industrial buildings and ancillary storage building with associated parking and landscaping).The addition of 6 roof lights to storage building (Phase 1). | Application Permitted on 13.02.2018 |
| DC/18/2149 | Revision of boundary of Phase 2 to amend provision of car parking spaces for phase 2 (from 66 spaces to 46) (variation of condition 1 of DC/17/1367) and relocation of substation and additional information re: conditions; noise impact assessment (5); surface water drainage (7); and floor levels (8). | Application Permitted on 09.01.2019 |
| DISC/19/0119 | Approval of details reserved by conditions 6 (Phase 2 contamination), 7 (fire hydrant), 8 (Phase 2 external lighting), 9 (Phase 2 cycle parking) and 11 (landscape management plan) on DC/18/2149 (revision of boundary of Phase 2 of condition 1 of DC/17/1367). | Application Permitted on 30.09.2019 |
| DISC/19/0233 | Approval of Details reserved by condition 5 (Travel Plan) to approved application DC/18/2149 (Revision of boundary of Phase 2 to amend provision of car parking spaces for phase 2 (from 66 spaces to 46) (variation of condition 1 of DC/17/1367)) | Application Permitted on 01.10.2019 |
| PE/23/0043 | Handing of the current warehouse unit and redistribution of permitted car parking spaces | Pre-Application Advice Given on 02.05.2023 |
| DISC/23/0103 | Approval of details reserved by condition 2 (Construction Method Statement) to approved application DC/18/2149 ((Revision of boundary of Phase 2 to amend provision of car parking spaces for phase 2 (from 66 spaces to 46) (variation of condition 1 of DC/17/1367) and relocation of substation and additional information re: conditions)) | Application Permitted on 29.06.2023 |
| DC/23/0997 | Variation of condition 1 (Approved Plans) of previously approved application DC/18/2149 (Revision of boundary of Phase 2 to amend provision of car parking spaces and building unit orientation for phase 2) to amend provision and design of car park and turning space and location of ancillary offices for phase 3 and details pursuant to conditions including 1 (Time limit), 3 (Car park drawings), 4 (EV provision), 10 (Landscaping), 15 (Finished floor levels), 16 (Ground investigation) and 19 (Ecology) of DC/18/2149. | Application Permitted on 22.01.2024 |

| | | |
|---|---|---|
| DC/23/1251 | Replacement of 3No Commscope antennae at 26m with 3No RRZZVV65BR6N43 antennae at the same height on existing support poles fixed to existing tower. Installation of 3No AHPMDB, 3No AHEGC and 3No BoBs on new flamingo rails behind antennas on existing support poles fixed to existing tower. Installation of 3No BoBs inside existing cabin at ground level - Installation of 1No GPS at 3.3m on existing gantry pole at ground level Installation of ancillary equipment | NO OBJECTION to Notification on 07.07.2023 |
| PE/24/0159 | Erection of a new industrial building with parking, landscaping and ancillary works. | Pre-Application Advice Given on 03.10.2024 |
| DC/24/1512 | Demolition of existing storage buildings (Unit 5 and Unit 6), telecom communication mast and compound. Erection of a replacement storage building and creation of associated parking. | Application Permitted on 04.04.2025 |

DESCRIPTION OF THE SITE

The site is located on the northeast side of Water Lane, opposite the existing Water Lane industrial estate and to the east of Tesla's existing Unit 12. Planning permission has been previously granted for Unit 12 and two other buildings at the site (DC/17/1367 refers), all of which have now been constructed (NB Current Unit 12 is referred to as Unit 11 under DC/17/1367). The site falls outside of the built up area boundary to Storrington, which abuts the wider site to the southeast and southwest, and is therefore in the countryside in policy terms. Parking areas are located to the east and west of Unit 12.

DESCRIPTION OF THE APPLICATION

The application seeks permission for the construction of an industrial extension to Unit 12 with associated vehicle parking and works. The extension would extend out onto an existing hard surfaced area providing an additional 1294m$^2$ of floor space. The additional space will allow for the re-location of a machine from Unit 4.

No changes are proposed to the site's access. Additional parking with five spaces to the west of Unit 12 and seven spaces to the north are proposed.

The proposed materials will match the existing Units 11 and 12 composing of: muter colour brick, dark brown powder coated profile metal sheeting and goosewing grey powder coated metal.

A letter provided by the agent confirms the rest of the buildings within the site are proposed to be retained and that there would be no loss in employment for the site.

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 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles
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

**Thakeham Parish Neighbourhood Plan (2017)**:
Thakeham 1 A Spatial Plan for the Parish
Thakeham 5 Employment Sites
Thakeham 6 Design
Thakeham 9 Development in the Countryside

**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 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 16: protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment
Policy 31: Rural Economic Development

**West Sussex Joint Minerals Local Plan (2018)**
Policy M9 - Safeguarding Minerals

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

**Parish Design Statement**:
Thakeham Village Design Statement

**Planning Advice Notes**:
Facilitating Appropriate Development
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 Objection
[Summary]
*No mature arboricultural features present on site or within foreseeable area of associated development process. Young landscape plantings to wider site boundaries only.*

**HDC Environmental Health**: Comment
[Summary]
Following additional information, we are happy with the response.

**HDC Landscape Architect**: Comment
[Summary]
*The updates to the site layout are welcomed and we are satisfied that details can be secured via condition.*

*Please note that given that only 2no. trees are proposed to the west of the extension, as opposed to 3no. as previously approved under DC/23/0997, we expect these to be larger specimens, such as 20-25cm girth, for more instant effect. They should in addition adhere to previously approved species, such as Alnus glutinosa.*

**HDC Planning Policy**: No Objection
*The site is defined as lying within the countryside within the adopted Horsham District Planning Framework (HDPF) and Thakeham Neighbourhood Plan (TNP). However, it forms part of an existing employment site adjoining the built up area boundary of Storrington and the proposal would enable an existing major employer within the District to expand and keep up to date with modern technologies.*
*The Submitted Local Plan and its Policies Map (Inset Map 36) identifies the wider employment site, including the application site, as a Key Employment Area which it seeks to protect (Strategic Policy 30). Whilst this Plan holds limited weight, it is informed by an updated evidence base including the Northern West Sussex Economic Growth Assessment (Jan, 2020).*

*The 'in principle' conflict with Policy 4 of the HDPF is considered to be outweighed by relevant material considerations. These include the NPPF/national guidance, the Thakeham Neighbourhood Plan, the HDPF as well as regard given to its age, its review in the form of the Submitted Local Plan which forms a Council agreed spatial strategy for the District for the period 2023 – 2040, the Northern West Sussex Economic Growth Assessment (Jan, 2020), the Horsham District Economic Strategy 2017-2027, and the applicants Needs and Alternatives Assessment.*

OUTSIDE AGENCIES
**Ecology Consultant**: More information required / holding objection
[Summary]
*We have reviewed the documents supplied by the applicant, relating to the likely impacts of development on designated sites, protected & Priority species and habitats and identification of proportionate mitigation, but unfortunately no information has been submitted in relation to ecology.*

*Please note that comments on Biodiversity Net Gain are provided by Horsham District Council in-house.*

*We are not satisfied that there is sufficient ecological information available for determination of this application and recommend that additional information on bats is provided prior to determination.*

**Natural England**: Comment
Further robust evidence to support the water savings achieved by the use of flow restrictors is required.

**Southern Water**: Comment

[Summary]
An informative is request and no comments regarding the proposed pumping station have been made, as it is through a private network.

Where a SuDS scheme is to be implemented drainage details should be submitted to the Local Planning Authority with the following;

*- Specify the responsibilities of each party for the implementation of the SuDS scheme.*
*- Specify a timetable for implementation.*
*- Provide a management and maintenance plan for the lifetime of the development.*

**WSCC Highways**: No Objection
[Summary]
*From the submitted planning documents, it's apparent that the wider site contains uses occupied and operated by the Applicant. The proposed extension to unit 12 effectively provides ancillary floorspace for these existing uses. No changes are proposed to any existing vehicular access. All additional traffic would arrive and depart via Water Lane as existing traffic does at present.*

*The submitted Transport Statement indicates a small number of additional employees. Movements associated with these will be accommodated within existing shift patterns. The TS also indicates an additional daily HGV movement associated with the extended factory operations. Overall, the highway impacts arising from the extended use is expected to be insignificant.*

*12 additional car parking spaces are also proposed. From the TS, it's understood that the car parking provision across the site as a whole remains within the WSCC Car Parking Guidance.*

*No highway objection would be raised.*

Conditions are recommended.

**WSCC Lead Local Flood Authority**: No Objection
[Summary]
*The applicant has provided additional information to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and local planning policy 38 in the Horsham District Planning Framework.*

*We have no objection subject to conditions being attached to any consent if this application is approved, and the Applicant is in agreement with pre-commencement conditions.*

**WSCC Waste and Minerals:** Comment
[Summary]
*The application site in question does not meet the criteria for consulting West Sussex County Council as set out in the Minerals and Waste Safeguarding Guidance therefore, the minerals and waste authority would offer a no comment to the proposed development.*

PUBLIC CONSULTATIONS

Representations:

Seven (7) letters of Objection have been received from four (4) addresses, objecting to the application on the following grounds:

- Trees and landscaping- the impact on the South Down National Park should be considered by HDC landscape and from the footpath.
- Solar panels are highly reflective and additional tree planting would mitigate this.
- The Landscape assessment and HDC Landscape Officer have not assessed the impact on the view from the footpaths.
- Traffic, highways and parking issues with noise, traffic and lorry movements detrimentally impacting residents throughout various points of the day. This would increase with the proposal.

- Air quality.
- Highway safety for pedestrians, animals and vehicles due to the amount of parked cars and congestion from the Tesla site.
- The noise and disruption of the works would damage wildlife and habitats.
- Impact on mental health.
- Out of character and would be detrimental to the countryside and National Park.
- Litter.
- Woodland/trees should be planted.
- Privacy, light and noise, noise levels are very high and occur during antisocial hours.

One (1) letter neither supporting nor objecting to the application has been received raising the following:

- Highway access and parking.
- Overdevelopment.
- Many vehicles have been left in Water Lane.
- Traffic and highway safety issues particularly at arriving and leaving times for Tesla.

Parish Comments:
**Thakeham Parish Council**: Support
[Summary]
*Thakeham Parish Council (TPC) Supports the application with recommendations*

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**:

The site is located outside of the Built-Up Area Boundary as defined in the Development Plan (the Horsham District Planning Framework (HDPF) and Thakeham Neighbourhood Plan (TNP)). Nevertheless, the site forms an existing employment site where the principal of industrial buildings has been accepted in the approval of planning permission DC/17/1367 and its subsequent amendment under application DC/23/0997. The proposal would result in the intensification of the site, within its defined boundaries, to support the existing occupier, and in this regard accords with Policies 7 and 10 of the HDPF and Thakeham9 of the TNP. Further, Policy Thakeham5: Employment Sites of the TNP supports the redevelopment of an existing employment site for continued commercial and industrial use class, subject to the visual impact of the extension not being harmful to the landscape character of the area, the building form and height being appropriate to the site and surrounds, acceptable traffic impacts, and the provision of units suited to small businesses. These matters are discussed below. Whilst the proposal does not provide a unit suitable for a small business, it otherwise allows for the suitable expansion of the existing business on the site in accordance with the thrust of the policy to retain and grow employment in the neighbourhood plan area.

**Design and Appearance**:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Thakeham 5, 6 and 9 set out expectations for design with employment sites and the countryside, notably the impact should not be harmful to the landscape character. In addition the policies expect, development should be reflective of the surrounding buildings and in the wider area.

It is noted representations have raised concerns about the design of the proposal and its impact on the South Downs National Park and the need for additional planting. It is noted that the site is some 1.5km from the boundary of the SDNP, with the built up area of Storrington set in between. As such, any views of the extension would clearly be within the context of considerable existing built development. As such, it is not considered that the setting of the SDNP would be adversely impacted.

The proposal would reflect the design and match the material of Unit 12 and be set on an existing hardstanding area. It would also be suitably subservient, set down from the ridge and well in from the side elevations. Given this, subject to the landscape details secured by condition, the extension and re-design to the carpark is considered acceptable in terms of landscape character impact, design, layout and visual impact when set against backdrop of the site.

Given the above, the proposal is not in conflict with development plan policies relating to these matters, including Thakeham Neighbourhood Plan Policies 5, 6 and 9 and allied village design statement. The Council's Landscape Architect is satisfied with the landscape impact being not unacceptable.

**Residential Amenity**:

Policy 33 of the HDPF provides that development will be required to ensure unacceptable harm to the occupiers/users of nearby property and land.

The proposed extension is not expected to have a material impact on amenity tolerances above and beyond the existing situation at the site. This includes highway movements, the construction phase, with amenity safeguarded through measures secured by condition in the Construction Management Plan, restrictions to the hours of use and the Impact of Noise Report submitted for the erection of other buildings at the site, including Unit 12 under DC/18/2149. Whilst the concerns over impact on mental health are noted, there is no indication that this extension would increase noise and traffic impacts to a degree that would be adversely harmful to residents in the vicinity, including those along access routes, noting the presence of a number of other industrial and commercial uses along Water Lane.

Concerns have also been raised in representations about solar panels. Solar panels have not been proposed as part of this application.

**Highways Impacts**:

Policy 40 of the Horsham District Planning Framework states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district. Policy 41 of the Horsham District Planning Framework states that development that involved the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere. Adequate parking facilities must be provided within the developments to meet the needs of the anticipated users.

It is acknowledged that concerns have been raised in representations about highways access, safety and parking.

A Transport Statement has been submitted as part of the application and the Highways Officer has confirmed that the car parking is suitable and raised no objection. Their comment also confirms that the highways impact from the use is expected to be insignificant.

The requirement for the car parking spaces to be in place prior to the occupation of the building has been secured by condition. A Construction Management Plan, including information on the construction vehicles and their parking and access, has been secured by condition.

Given the above the proposal is considered to be in line with Policy 40 and 41 of the HDPF.

**Ecology**:

Policy 31 of the HDPF states that development 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 Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

The Council's Ecologist has raised concerns regarding the limited information on bats and have requested clarification as to whether the existing Unit 12 contains any Potential Roost Features for bat and/or any signs of roosting bats. From the site visit it is clear that Unit 12 is recently constructed and does not have any areas where bats would likely be roosting. As such, it is not considered that further surveys of the existing buildings are required.

It is also noted that the Council's Ecologist requested biodiversity enhancements be added. Suitable enhancements have been secured through the landscape condition.

**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.

The Water Neutrality Statement (WNS) submitted uses BREEAM to set a baseline usage of 26.09 l/p/d based off meter readings. While the BREEAM sets the average expected occupancy of 22.8 persons it is noted the average occupancy expected by the applicant is 17 persons. Given the nature of the specialised works carried out at the site this is considered suitably proportionate in this instance. The extension will therefore result in an increased mains water use of 443.53 l/d.

The WNS states that this consumption will be offset via the installation of water efficient devices to limit the flow of the kitchen and basin taps within Unit 2 on the wider site. A BREEAM calculator has been provided which calculates that a saving of 460.53 l/d would be achieved based on the default occupancy of 26.1 persons.

Natural England have raised concern about the use of flow restrictors as they do not consider the savings to have been suitably evidenced given missing information on the performance and specification of the flow restrictors.

Notwithstanding this, no concern has been raised at the baseline data or the proposed water consumption data for the extension. Given the proposal is supported by Policies 7 and 10 of the HDPF and Thakeham5 of the TNP, the development would be eligible for access to the emerging (Natural England endorsed) SNWCS scheme. As a consequence, it is considered appropriate in this instance to secure the use of offsetting via SNWCS for this application instead of the applicant's proposed flow

restrictors. The pre-commencement Grampian condition attached allows the applicant to offset their water use through SNWCS or submit a bespoke water neutrality strategy.

Subject to conditions to secure the proposed fixtures and fittings within the extension and offsetting via SNWCS, the proposals will not result in an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), of the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

**Drainage and Flood Risk**:

Policy 38 (3) of the HDPF states *"Where there is the potential to increase flood risk, proposals must in corporate the use of sustainable drainage systems (SuDS) where technically feasible, or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere."*

The Lead Local Flood Authority have assessed the information submitted and subject to conditions, which have been secured, the proposal is considered acceptable.

**Other Matters**:
Climate Change:
Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Water efficient fixtures and fittings.

An air quality assessment has been provided for the site and the Environmental Health Officer has confirmed the assessment is suitable. The assessment and compliance with it has been secured by way of condition.

The site already contains energy efficient infrastructure and facilities, such as car parking and electric vehicle parking. A lack of additional provision, through an extension, is not considered a suitable reason to warrant refusal in this instance.

Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

**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 Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG as the extension qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

**Conclusions**:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval, subject to a suite of conditions addressing matters identified above and to be consistent with the conditions previously applied to Unit 12 which, amongst others, sought to protect the amenities of the area.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

**It is considered that this development constitutes CIL liable development.**

| Use Description | Proposed | Existing | Net Gain |
|---|---|---|---|
| District Wide (Zone 1) | 1,294 | 0 | 1,294 |
| | | **Total Gain** | 1,294 |
| | | **Total Demolition** | 0 |

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

**Recommendation: Application Permitted**

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 **Pre-Commencement Condition**: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.
(a) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil), and parking areas
(b) the provision of wheel washing facilities (if necessary) and dust suppression facilities
The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition**: No development shall commence until either:
i) Details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary credits to achieve water neutrality have been secured via the Sussex North Water Certification Scheme;
or

ii) A site-specific water neutrality mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority. The site-specific water neutrality mitigation scheme shall include full details of the means of any and all onsite and offsite mitigation and any necessary agreements pursuant to S106 of the Town and Country Planning Act 1990 to deliver and secure the approved mitigation; and

iii) The development shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority confirming that the approved site-specific water neutrality mitigation scheme has been fully implemented. The approved mitigation shall thereafter be retained, maintained and operated to the same or better water performance standard.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), 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-Commencement Condition:** Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA (16185A January 2025 Rev -B - February 2025 and amendments in additional consultation note dated 16 June 2025 ) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policy 38 in the Horsham District Planning Framework.

6 **Pre-Occupation Condition**: No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved details shown on the 'Proposed Context Plan', drawing DHA/33674/04 rev A. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015) and Policy 5 of the Thakeham Neighbourhood Plan (2017).

7 **Pre-Occupation Condition**: Notwithstanding the submitted details, prior to the first occupation of any part of the development hereby permitted, full details of all soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names.
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment.
- Locations and details of proposed enhancement measures for protected species including bat and bird boxes.
- Details of initial aftercare and long-term maintenance of the landscaping and enhancement measures.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written

consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition**: Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy 38 in the Horsham District Planning Framework.

9 **Pre-Occupation Condition**: The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. a timetable for its implementation,
II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect.
III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policy 38 in the Horsham District Planning Framework.

10 **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).

11 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00am to 18:00pm each day Mondays to Fridays and 08:00am to 13:00pm on Saturdays nor at any time on Sundays, Bank or Public Holidays.

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

12 **Regulatory Condition**: No plant or machinery shall be operated from the site and no commercial processes by carried out from the site on Saturdays other than between the hours of 0800am - 1300pm each day and at no time on Sundays and Bank and Public Holidays.

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

13 **Regulatory Condition**: The roller shutters doors on the buildings hereby approved shall not be opened except between the hours of 08:00 am and 18:00 pm each day Monday to Friday and 08:00am and 13:00pm hours on Saturdays and not at any time on Sundays, Bank or Public Holidays.

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

14 **Regulatory Condition**: No operations involving the use of power tools or other noise generating plant, machinery or equipment (with the exception of fork-lift truck movements), shall be undertaken within the site, other than inside the buildings hereby permitted.

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

15 **Regulatory Condition**: Deliveries to or from the premises shall not take place other than between the hours of 07.30am -17.30pm each day Monday to Friday and 08.00am hours and 13:00pm on Saturdays, and at no time on Sundays or Bank Holidays.

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

16 **Regulatory Condition**: If, during any phase of the development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the LPA detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

17 **Regulatory Condition**: There shall be no external storage on site in conjunction with the development hereby permitted.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

18 **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 premises hereby permitted shall be used for Use Class B2 use only and for no other purposes whatsoever, (including those defined in the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) 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 (as amended) are not considered appropriate in this case due to the site location within the countryside and the constraints of economic

development in such a location under Policies 9, 10 and 26 of the Horsham District Planning Framework (2015) and Policies 5 and 9 of the Thakeham Neighbourhood Plan (2017).

19 **Regulatory Condition**: The development hereby permitted shall be occupied as an extension to Unit 12 only and shall not be occupied as a separate Unit other than with the permission of the Local Planning Authority by way of formal application.

Reason: In order to secure appropriate occupation of the development which would otherwise have been contrary to the provisions of the Development Plan due to the site location within the countryside and the constraints of economic development in such a location under Policies 9, 10 and 26 of the Horsham District Planning Framework (2015) and Policies 5 and 9 of the Thakeham Neighbourhood Plan (2017).

20 **Regulatory Condition**: The development hereby approved shall be carried out and operated in accordance with the approved Impact of Noise report GA-2017-0008-R1-RevB by Grant Acoustics dated 22nd May 2017 and Best Practice Noise and Statutory Nuisance sheet (vibration, dust and air quality) Sunninghill received 10.10.2018 approved under planning permission DC/18/2149.

Reason: In the interests of amenity of neighbouring residential 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).

21 **Regulatory Condition:** The development hereby approved shall be carried out and operated in accordance with the approved Air Quality Assessment by SLR dated 20th of February received 11.03.2025.

Reason: In the interests of amenity of neighbouring residential 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).

22 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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

**NOTE TO APPLICANT**
Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

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.

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**Plans list for: DC/25/0371**
(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 |
|---|---|---|---|
| Layout plan | Proposed Context | DHA/33674/04 A | 20.05.2025 |
| Site plan | Proposed | DHA/33674/05 A | 20.05.2025 |
| Floor plan | Proposed roof | DHA/33674/07 | 11.03.2025 |
| Elevation plan | Existing and proposed | DHA/33674/08 | 11.03.2025 |
| Supporting Statement | Air Quality Assessment | NONE | 11.03.2025 |
| Supporting Statement | Flood Risk Assessment and Drainage Proposals | NONE | 11.03.2025 |
| Supporting Statement | Transport | NONE | 11.03.2025 |
| Supporting Statement | Air Quality Information Email | | 07.05.2025 |
| Supporting Statement | Drainage Response Note | | 14.05.2025 |
| Supporting Statement | Employment information email | | 27.03.2025 |

**DELEGATED**

Case Officer sign/initial Alice Johnson Date: 22/07/2025

Authorising Officer sign/initial Adrian Smith Date: 24/07/2025