Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0179
Oakhurst Business Park, Charwood House, Wilberforce Way, Southwater, West Sussex, RH13 9RT

DESCRIPTION:
Change of use of Charwood House from Class B8 (storage and distribution) to Class E, with ancillary office floorspace.

RELEVANT PLANNING HISTORY:

DC/24/0136	Variation of Condition 7 to previously approved application ref: DC/15/2871 (Variation of condition 7 to previously approved application DC/08/2464 (Storage and distribution warehouse with associated office, basement parking and new access road) to amend condition wording to de-restrict vehicular (vans and cars) deliveries to and from the site and to allow for processes to be undertaken within the building (amended)). To enable operation on Friday 29th March and Monday 1st April 2024.	Withdrawn Application on 13.03.2024
DISC/16/0132	Discharge of condition 2 (Delivery Management Plan) on DC/15/2871	Application Permitted on 08.07.2016
DC/15/2871	Variation of condition 7 to previously approved application DC/08/2464 (Storage and distribution warehouse with associated office, basement parking and new access road) to amend condition wording to de-restrict vehicular (vans and cars) deliveries to and from the site and to allow for processes to be undertaken within the building (amended)	Application Permitted on 05.05.2016
DC/12/0739	Variation of Condition 7 (dispatch and delivery hours) of DC/08/2464 (storage and distribution warehouse with associated office) to temporarily extend business hours from 0500 hrs until 2300 hrs Mondays to Fridays inclusive and Saturdays 0500 hrs until 1800 hrs for the period 28/05/2012 until 28/08/2012 inclusive	Application Refused on 01.06.2012
DC/09/1619	Retrospective planning for the installation of an above ground fuel storage tank for the use of company vans and temporary storage of pallets and controlled waste within the yard area awaiting weekly collections	Application Permitted on 13.11.2009
DC/08/2464	Modifications to south west and east elevation of the building under construction being increase in width of the 2 sectional loading doors from 4.5 metres to 6 metres, increase the projection of the canopy over these doors from 3m to 6m and provide ground floor windows to warehouse office and mess room (amendments to previously Approval of Reserved Matters DC/07/2748)	Application Permitted on 04.03.2009
DC/07/2748	Storage and distribution warehouse with associated office, basement parking and new access road (Approval of Reserved Matters SQ/91/92)	Application Permitted on 03.06.2008

DESCRIPTION OF THE SITE

The site is part of the Oakhurst Business Park Development which is within the Built up Area of Southwater, The site is located to the north of Southwater and to the west of A24, immediately east of the application site lays the former RSPCA building and to the north and west are other commercial buildings within the business park that have been approved for employment uses (Use Class B1, B2 and B8). Immediately to the south of the application building is undeveloped land on the north side of Southwater Street, which has recently benefitted from a resolution to grant planning permission for two new residential dwellings (DC/15/2127) subject to securing a deed of variation to an existing S106 agreement.

The buffer land to the south of the application site was originally planted with a number of trees as part of the landscaping scheme associated with the employment development to the north. These were subsequently removed, together with bunding, but following compliance action and an appeal decision, this bunding has been reinstated. At the time of the site visit, it was established that there is still mature landscaping between the application site and the residential properties to the south, as well as a substantial tree belt to the west of the application site. It is noted that the southwest corner boundary of the application site is more sporadic in terms of landscape coverage.

The 'service yard' area is located beyond the south elevation of the building and up to the southern boundary of the application site. It is approximated that the distance between the nearest residential property (Blakes Farm Cottage) to the application site is 55 metres (taken from the rear elevation of the residential property) and this distance increases to 75 metres when taken from the rear elevation of application building (Charwood House).

It should be noted that the application site is subject to a breach of condition notice served by the Council's Planning Compliance team that relates to the working hours of the premises and is still in force at the time of writing this report.

DESCRIPTION OF THE APPLICATION

The application seeks planning permission for the change of use from Class B8 (storage and distribution) to Class E, with ancillary office floorspace (part 1st and 2nd floor) to allow use of the premises for the purposes of research and development (Use Class E(g)ii). No changes to the current site layout or the existing elevations are proposed.

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 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking

Southwater Neighbourhood Plan (2021)
SNP1 - Core Principles
SNP14 Adequate Provision for Car Parking
SNP21 – A Growing Economy

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 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment

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:
Southwater Parish Design Statement 2011

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 Environmental Health: No Objection

OUTSIDE AGENCIES

WSCC Highways: No Objection

Natural England: No Objection - subject to appropriate mitigation being secured

PUBLIC CONSULTATIONS
Representations:
1 letters of Objection have been received from 1 address, objecting to the application on the following grounds:

- Further consultations required.

(subsequently carried out 20.03.2025)

1 letter of Support have been received from 1 address, supporting the application on the following grounds:

- The change of use will enable the R&D facility that Biaco proposes to house in this facility is strategically important to the area and the country.

There have been no additional neighbour representations received since the red line boundary of the application site was amended and re-consultations carried out. The neighbour consultation period expired on the 19.06.2025.

Parish Comments:
Parish Council: None received

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:

Chapter 2 of the National Planning Policy Framework (NPPF) seeks to achieve sustainable economic growth by helping to build a strong, responsive and competitive economy by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure. Furthermore, Paragraph 85 of the NPPF states that Planning Policies and Decisions should help to create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity.

In addition, Policy 7 (Economic Growth) of the Horsham District Planning Framework (HDPF) seeks to achieve sustainable economic growth for the Horsham District to 2031. There is currently a shortfall of employment floorspace needed to meet the needs of the district over the plan period, and the aim of this policy is to ensure that a sufficient supply and choice in employment floorspace is provided. Policy 7 seeks to ensure that existing Key Employment Areas are retained for employment use and enable the intensification and smart growth of existing sites.

Policy 9 (Employment Development) of the HDPF is also relevant. This policy seeks to protect existing employment and commercial sites to ensure sufficient local employment opportunities are maximised, whilst allowing sites that are no longer economically viable to be redeveloped for other uses. Policy 9 requires that sites identified in the KEAs should favour employment-based redevelopment in the first

instance, and that redevelopment in these areas does not result in the overall loss of employment floorspace.

The site is located within the wider Oakhurst Business Park development in Southwater which is a designated Key Employment Area (KEA) as defined within the HDPF as 'commercial land / premises to be retained for employment use'. In addition to this allocation, the saved policy allocations within the Site-Specific Allocations of Land Development Plan Document (2007) remains part of the Development Plan. Policy reference 'AL17' covers the application site, which is allocated for a fire station in Southwater. Policy AL17 states that if the need for a fire station ceases to exist in the plan period, the allocated land will be made available for business use. Since the 2007 Site Allocations Document was published, it has become apparent that the need for a fire station in this location has ceased. On-going strategic development on sites to the West of Horsham and future large-scale strategic development at North Horsham has resulted in a requirement for a fire station to be located closer to Horsham town. As a result, land for a fire station was reserved within the Highwood Development (land east of A24) as part of Outline approval reference DC/09/2138. This fire station has now been constructed and is operational It is therefore considered that allocation AL17 is no longer required for a fire station, and as per the intention of policy AL17, the allocated land can be made available for alternative business use.

Southwater Neighbourhood Plan

SNP21.1. Southwater Business Park, as shown on the Neighbourhood Plan Policies Map, is allocated as a Parish Employment Area by this plan. Development proposals in Parish Employment Areas will be approved where they maintain net employment floor space or the number of full time equivalent (FTE) jobs.
SNP21.2. Only when a unit is vacant, has been marketed for its current use for a reasonable period, and the amount of investment needed to bring it fully back into a commercial use is not viable will non-employment uses be considered acceptable as part of a mixed scheme. It should be demonstrated as part of any application that the proposed mix include as much employment floor space as viably possible.
SNP21.3. Outside Key Employment Areas and Parish Employment Areas, small scale business units are supported where they are in accordance with the development plan.
SNP21.4. Proposals that would facilitate working from home or start-up businesses will be supported so long as they do not result in an unacceptable impact on neighbouring residential amenity and the structure is in keeping with the environs.

The proposals retain the net employment floorspace for purposes of research and development as under Class E (Commercial, Business and Service) of the Town and Country Planning Use Classes Order 1987 (as amended) and retain the employment numbers (small increase from 193 to 207) and as such accord with SNP21.1 above.

By virtue of the nature of the proposed development, and its proposed location within an allocated KEA, the principle of the development for the change of use from Class B8 (Storage and Distribution) to Class E (Commercial, Business and Service) of the Town and Country Planning Use Classes Order 1987 (as amended 2020).

Class E (Commercial, Business and Service) is a broad use class that includes the following uses:
E(a) Display or retail sale of goods, other than hot food
E(b) Sale of food and drink for consumption (mostly) on the premises
E(c) Provision of:
E(c)(i) Financial services,
E(c)(ii) Professional services (other than health or medical services), or
E(c)(iii) Other appropriate services in a commercial, business or service locality
E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
E(f) Creche, day nursery or day centre (not including a residential use)
E(g) Uses which can be carried out in a residential area without detriment to its amenity:
E(g)(i) Offices to carry out any operational or administrative functions,
E(g)(ii) Research and development of products or processes

E(g)(iii) Industrial processes

It has been confirmed by the applicants that the application site will be used solely for purposes of Class E(g)(ii) Research and Development.

Whilst the majority of the Class E use classes as above are considered to be defined as operations that can be carried out in a residential area without detriment to the amenity to existing or proposed properties, it is considered that the use of the premises for purposes such as E(a), E(b), E(c), E(d) E(e) or E (f) would not be appropriate uses on this site given the level of traffic generation, and the associated activity and noise that would be generated and the location of the site on the allocated key employment site which the local plan evidence base supports expressly for 'employment uses' within Class E(g)(ii), E(g)(iii) and B8.

A condition is therefore recommended to limit the use of the proposed research and development use within Class E to excluding use for Class E (a) E (b), E(c) (i) (ii) (iii), E(d) E (e) E(f) and E(g) (i) and (iii) without first applying for relevant permission in its own right. It is considered that Class E(g)(ii) units (as restricted) would not result in a detrimental impact on the amenity of any adjacent properties.

The proposed Research and Development use of the application site under Class E(g)(ii) is considered to accord with Policies 7 and 9 of the HDPF, Policy 21 of the SNP, and Section 2 and Paragraph 85 of the NPPF 2024.

Design and Appearance:

Policies 32 and 33 of the HDPF seek to ensure an attractive, functional, accessible, safe, and adaptable environment avoiding unacceptable harm to the amenity of occupiers/users of nearby property and land through overlooking or noise, whilst having regard to the sensitivities of surrounding development.

The application is for a change of use to the existing Class B8 Building to Class E(g) (ii) with ancillary offices as shown on plans. There are no external alterations proposed to the building or to the current site layout.

Trees and Landscaping:

Policy 25 of the HDPF states that development will be supported which maintains and enhances the Green Infrastructure Network and addresses any identified deficiencies. Furthermore Policy 33 of the HDPF requires development to use a high standard of landscaping and presume in favour of the retention of existing important landscape and natural features for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.

There are no external alterations to the site including to trees or landscape.

Residential Amenity:

Policies 32 and 33 of the HDPF seek to ensure an attractive, functional, accessible, safe and adaptable environment avoiding unacceptable harm to the amenity of occupiers/users of nearby property and land through overlooking or noise.

There is a finger of woodland which runs behind Charwood House which is approx,19m wide and 169m long, the south western tip of which provides a buffer between the application site and the nearest properties to the development (Deerswood 72m to the south west, Stags Leap 76m to the south west, 1-5 Roberts Close 95m to the west) as well as eight dwellings fronting Southwater Street to the south, which are separated by a belt of Woodland (approx. 36m wide by 161m long at Blakes Farm Cottage). The woodland area provides both a visual buffer to the application site and also act in part as a buffer towards noise arising from associated activities.

In terms of noise, the Council's Environmental Health Department have been consulted and they have advised that they have no objections however they are mindful that '*Class E includes everything from retail, café/restaurants, gyms, pre-school and light industrial'.*

The Environmental Health Department have also noted that previous planning applications for this site have been conditioned so that:

- No public address systems including tannoy's or radios shall be operated
- No vehicles, plant or machinery shall be operated, and no process carried out and no deliveries taken or dispatched from the site outside the following times:
    - 0700 hours and 1800 hours on Mondays to Fridays inclusive,
    - 0700 hours and 1300 hours on Saturdays,
    - No activity on Sundays and Bank and Public Holidays.

HDC's Environmental Health Officer has sought assurances that the site will be used purely for research and development only and that the above conditions will remain. As set out above, this has been confirmed by the applicants.

Previously, the permission granted under DC/15/2871 included Condition 2 (Delivery Management Plan) as approved under DISC/16/0132, relating to the Storage and Distribution use of premises. This condition was required given the anticipated vehicle movement intensity in relation to the movement of large quantities of goods. Conversely, the current use sought is for Research and Development purposes, and the anticipated vehicle movements and sizes are considered to be smaller and less intensive than those related to the previous use. The applicants have confirmed that vehicle movements are likely to be one an hour with equipment likely to be delivered by FedEx / DHL or similar. In all other respects the applicants have advised that there will be appropriate signage to ensure drivers switch off engines on arrival and that no reversing alarms are used in the service area of the site between 07:00-18-00 Monday to Friday and 0700-13:00 on Saturdays, to avoid causing noise nuisance to local residents or unnecessary pollution. Given the proposed Research and Development use of the site, which is not considered to generate the same traffic movements or sizes of vehicles used for the previous storage and distribution use, it is considered that re-imposing Condition 2 is not necessary.

In view of this, officers are of the opinion that with the same time limitation conditions as previously approved under DC/15/2871, that there would be no significant or appreciable harm to the private amenities of nearby residents arising from the proposed development.

With the imposition of suitable conditions regarding hours of operation including deliveries and despatch to and from the commercial units, the proposals are considered to accord with Policies 32 and 33 of the HDPF.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users. Policy 15 'Parking Provision' of the BGINP states that development shall include provision of off-road parking for residents of, and visitors to, the development in compliance with West Sussex County Council requirements.

West Sussex County Council's Highways Department have been consulted and they have advised that no changes are proposed to the existing access onto Wilberforce Way. The proposals are unlikely to result in any material changes to the likely trip generation over and above what currently exists at the site.

Based on the information submitted the development is unlikely to generate additional vehicle movements on the surrounding highway network. The National Planning Policy Framework (NPPF) states that development should only be prevented or refused on highway grounds where the residual cumulative impacts are severe in line with paragraph 116 of the NPPF. The LHA do not consider the potential impacts to be severe.

The proposal is therefore in accordance with Policies 40 and 41 of the HDPF and the NPPF.

Ecology:

Policy 25 of the HDPF aims to conserve the natural landscape and biodiversity and aiming to enhance biodiversity where possible. Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Policy 31(2) 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 applicants have / have not submitted any supporting Ecology information, and the application is for a change of use only.

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 may 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.

There is no requirement for the Applicant to demonstrate any Biodiversity Net Gain (BNG) as this change of use application is considered to fall under de-minimis exemption within the Biodiversity Gain Requirements (Exemptions) Regulations 2024, as there is less than 25 sqm of habitat impacted (in this case there is zero habitat impacted by the proposals). The de-minimis exemption covers planning applications for developments of such a small scale that no or minimal loss to habitat value is involved. In this case there is no changes to the onsite habitat at all, and all other immediate surrounds are hardstanding areas.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of: The de-minimis exemption applies.

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 application is supported by a Water Neutrality Statement prepared by Water Design Engineers (received 04/02/2025). Base line water consumptions for the existing use are based on Building Regulation Standards and the number of employees as determined using OFFPAT Density Guidelines in association with the specific use class.

Existing water use
The WN Statement states that the Employee Density Calculation (Class B8 use) for (Class B8) use is:

1. Office Space with total area of 1632m^2 and an employment density of employment density of 10 m² per employee and an estimated number of employees equalling 63.

2. Warehouse Space with the following breakdown based on a total area of 2013 m² and an employment density of 70 m² per employee and an estimated number of employees equalling 29

3. Workshop Space with the following breakdown based on a total area of 50m² and an employment density of 47m² per employee and an estimated number of employees equalling 1

As such based on OFFPAT Density Guidelines and a total number of estimated employees: 193
The total current daily water use (193 x 63l/p/d) is equal to **12,159l/d.**

Proposed water use
In order to determine how much water needs to be offset, a comparison to the above is made for the proposed Class E(g)use.

1. Office Space (E(g)(i)) with total area of 1632m2 and an employment density of employment density of 10 m² per employee and an estimated number of employees equalling 63.

2. Warehouse Space (Reclassified as Light Industrial - E(g)(iii)) with the following breakdown based on a total area of 2013 m² and an employment density of 47m² per employee and an estimated number of employees equalling 43

3. Workshop Space (E(g)(iii)) with the following breakdown based on a total area of 50m² and an employment density of 47m² per employee and an estimated number of employees equalling 1

As such based on OFFPAT Density Guidelines and a total number of estimated employees: 207
The total proposed daily water use (207 x 63l/p/d) is equal to **13,041l/d**, an increase of **882 l/d.**

Mitigation
The proposed mitigation is to replace the existing single flush 10 litre toilets with dual flush 6/4 litre cisterns. This will reduce each persons daily water use from 63 l/d to 39 l/d, saving 4,0001 l/d overall, well in excess of the required 882 l/d. It is therefore considered that the site can achieve water neutrality through the simple replacement of the toilet cisterns.

In accordance with s.63 of the Habitat Regulations an Appropriate Assessment of the proposals has been undertaken and subject to conditions to secure the water neutrality strategy, the proposals would not result in adverse impact on the integrity of the Arun Valley habitat sites. On this basis the development complies with s.70 of the Conservation of Habitats and Species Regulations 2017 as well as with Policy 31 of the HDPF and paragraph 193 of the NPPF. Natural England have been consulted and have raised no objection.

Conclusions:

It is considered that the proposed change of use from B8 (Storage and Distribution) to E(g)(ii) along with ancillary offices is acceptable and retains a commercial employment function as set out within the E (Commercial, Business and Service) of the Town and Country Planning Use Classes Order 1987 (as amended 2020), and that Water Neutrality impacts arising from the increase in employees from increase from 193 to 207 can be satisfactorily mitigated and addressed by condition to result in an acceptable development. The development which is located on an established Business Park (a designated Key Employment Area) within the defined Built-Up Area Boundary of Southwater is considered to be in a suitable location for its purpose, this proposal is considered to be acceptable and in accordance with Policies 7, 9, 25, 31, 33, 40 and 41 of the HDPF.

Recommendation: Application Permitted

Conditions:

1. PLANS

2. **Regulatory (Time) Condition**: The development hereby permitted shall be begun 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 the water efficiency measures set out in the approved water neutrality strategy (ENV2403 rev00 received 04/02/2025) have been installed and made operational. The installed measures shall be retained as such thereafter at an equivalent or better water performance standard.

   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 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

4 **Regulatory Condition**: No heavy goods vehicles (HGVs), forklifts, plant or machinery shall be operated from the service yard area of the site outside the following times:

   0700 hours and 1800 hours on Mondays to Fridays inclusive,
   0700 hours and 1300 hours on Saturdays;
   and not on Sundays, Bank and Public Holidays.

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

5 **Regulatory Condition**: Any process undertaken at the application site, except for the movement of cars and vans within the service yard area, shall only be undertaken within the building with the roller doors closed (with the exception of when cars or vans are entering or exiting the building), outside the following times:

   0700 hours and 1800 hours on Mondays to Fridays inclusive,
   0700 hours and 1300 hours on Saturdays;
   and not on Sundays, Bank and Public Holidays.

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

6 **Regulatory Condition**: No external lighting or floodlighting shall be installed without the prior written approval of the local planning authority. Any that is installed with the permission of the local planning authority shall be maintained in accordance with those approved details.

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

7 **Regulatory Condition**: No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the buildings or storage areas hereby approved by the local planning authority.

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

8 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or Orders amending or revoking and re-enacting the same, the building shall not be extended or altered in any way unless planning permission has been granted by the local planning authority on application in that respect.

Reason: A more intensive use of the application site would be likely to cause congestion on adjacent roads through overflow vehicle parking contrary to policy 40 of the Horsham District Planning Framework (HDPF) document (2015).

9 **Regulatory Condition**: No public address or other sound amplification system (including Tannoy's and radios) shall be installed or used without the prior written consent of the Local Planning Authority.

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

10 **Regulatory Condition**: No part of the building or the site shall be designated, equipped or used as a vehicle washing area without the prior written consent 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), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

11 **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 E(g)(ii) purposes only and for no other purposes whatsoever, without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case to ensure the protection of this Key Employment Area and the amenities of nearby residents in accordance with Policies 9 and 33 of the Horsham District Planning Framework (2015).

BNG exemption informative

NOTE TO APPLICANT

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/25/0179
(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 plan		P1000-00 REV C	20.02.2025
Floor plan	Existing and Proposed Ground	P1000-01	04.02.2025
Floor plan	Existing and Proposed First and Second	P1000-02	04.02.2025

Supporting Statement	Planning	35056	04.02.2025
Supporting Statement	Water Neutrality	ENV24403	04.02.2025

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 19/06/2025

Authorising Officer sign/initial Adrian Smith Date: 20/06/2025