Mr Paul Burgess MRTPI
Lewis and Co Planning
Lewis & Co Planning
2 Port Hall Road
Brighton
BN1 5PD

Rye Island Hollands Lane Henfield West Sussex
Change of use of external yard area from the storage of plant and machinery to B8 storage of metal containers used in connection with the events businesses. Change of use of land and buildings for office use (Class E), workshop (B2) and storage (B8) and as a showroom in connection with two events businesses. (Retrospective)

Your application DC/24/0635 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions
Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition
Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)
If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Mr Paul Burgess MRTPI
Lewis and Co Planning
Lewis & Co Planning
2 Port Hall Road
Brighton
BN1 5PD

Application Number: DC/24/0635

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: K Hudson and A Yearsley

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Change of use of external yard area from the storage of plant and machinery to B8 storage of metal containers used in connection with the events businesses. Change of use of land and buildings for office use (Class E), workshop (B2) and storage (B8) and as a showroom in connection with two events businesses. (Retrospective)

Rye Island Hollands Lane Henfield West Sussex

to be carried out in accordance with Application No. DC/24/0635 submitted to the Council on 02/05/2024 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control
Date: 17/02/2025

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Tent Cleaning Invoice	NONE	18.06.2024
Floor plan	Existing and Proposed	NONE	24.04.2024
Location plan		NONE	24.04.2024
Tree plan		NONE	24.04.2024
Supporting Statement	Water	NONE	24.04.2024
Block plan		NONE	24.04.2024
Supporting Statement		NONE	24.04.2024
Elevation plan		NONE	24.04.2024
Design & Access Statement		NONE	02.05.2024

Reason: For the avoidance of doubt and in the interest of proper planning.

2 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order), or The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the external yard area hereby permitted shall be used for B8 storage purposes and for no other purposes whatsoever without express planning consent from the Local Planning Authority first being obtained.

Reason: To ensure the development remains 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), 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), and to safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order) 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 in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the premises hereby permitted shall be used for Office Use (Class E(g)i), Workshop for service and maintenance of vehicles (Class B2) and Storage for events business (Class B8) only as shown on the 'proposed and existing floor plan' (received 24.04.2024) and the 'Planning design, Access and Heritage Statement' (received 02.05.2024) and for no other purposes whatsoever, without express planning consent from the Local Planning Authority first being obtained.

Reason: To ensure the development remains 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), 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), and to safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: No workshop processes, deliveries and dispatches, or external operations or activities (including the operation of plant and machinery), shall take place except between the hours of 0800 hours and 1800 hours on Mondays to Saturdays inclusive, and 0800 hours and 1300 hours on Sundays and Public Holidays.

Reason: To safeguard the tranquillity of the countryside and amenities of neighbouring properties in accordance with Policies 24, 25, 26 & 33 of the Horsham District Planning Framework (2015)

5 **Regulatory Condition**: No new 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).

6 **Regulatory Condition**: No part of the site hereby permitted shall be designated, equipped or used as a vehicle or tent 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), 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).

7 **Regulatory Condition**: No internally and externally located plant shall be installed or operated unless an assessment of the acoustic impact has been undertaken. The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to mitigate any adverse impacts identified in the acoustic assessment. The scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved by the Local Planning Authority shall be fully installed before the use hereby permitted commences and shall be operated for as long as the use is continued.

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

8 **Regulatory Condition**: There should be no power tools or mobile hand tools used in external areas.

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

9 **Regulatory Condition:** The development hereby permitted shall be carried out in strict accordance with the Water Neutrality Strategy (received 27.11.2024), and no washing of marquees shall take place on-site at any time.

Reason: To ensure compliance with the Water Neutrality Strategy (received 27.11.2024) and to prevent an increase in water consumption associated with the development, thereby ensuring the proposal achieves water neutrality. This restriction is necessary to avoid adverse impacts on the Arun Valley SAC, SPA, and Ramsar sites, in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), the Conservation of Habitats and Species Regulations 2017 (as amended), and Section 40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species).

10 **Regulatory Condition:** The development hereby permitted shall be carried out and operated at all times strictly by the occupiers of the dwelling known as Rye Island only, as shown within the blue line on the site location plan received 24.04.2024.

Reason: To ensure compliance with the Water Neutrality Strategy (received 27.11.2024) and to prevent an increase in water consumption associated with the development, thereby ensuring the proposal achieves water neutrality. This restriction is necessary to avoid adverse impacts on the Arun Valley SAC, SPA, and Ramsar sites, in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), the Conservation of Habitats and Species Regulations 2017 (as amended), and Section 40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species).

Note to Applicant
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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.