Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0234
Birchfield Nursery, Garden Sage Nurseries, Kidders Lane, Henfield, West Sussex, BN5 9AB

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 (Drainage), 7 (Car Parking) and 8 (Parking, Turning and Access) to approved application DC/25/1828 (Demolition of existing temporary coffee shop facility and erection of a single-storey permanent coffee shop structure).

RELEVANT PLANNING HISTORY:

DC/25/1828	Demolition of existing temporary coffee shop facility and erection of a single-storey permanent coffee shop structure.	Permitted 03.03.2026

PLANNING ASSESSMENT
Planning Application DC/25/1828 was granted consent on 03.03.2026. This permission was for demolition of existing temporary coffee shop facility and erection of a single-storey permanent coffee shop structure.

Approval is sought for details pursuant to conditions 3 (Drainage), 7 (Car Parking) and 8 (Parking, Turning and Access).

Condition 3 (Drainage):

Pre-Commencement Condition*: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The Council's Drainage Officer has confirmed the submission has demonstrated careful and deliberate consideration of the foul and surface water drainage strategy, in response to the proposed development. The applicant has provided a reasonable level of information and justification for the proposed drainage strategy, demonstrating that the proposed development will not increase flood risk on or off site. HDC Drainage consider that surface water and foul can be managed appropriately. As such, on review of the information provided, and given the scale and nature of the proposed development, the Council's Drainage Officer has no objection**.**

The submission demonstrates the development is properly drained to comply with planning policy; therefore, requirements of the condition have been satisfied.

Condition 7 (Car Parking):

Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied or in use until a plan showing the layout of the proposed development and the provision of car parking spaces (including garages where applicable) for vehicles has been submitted to and approved in writing by the Local Planning Authority. No dwelling (or use) hereby permitted shall be occupied or use hereby permitted commenced until the parking spaces associated*

with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

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 4 of the Henfield Neighbourhood Plan (2021)

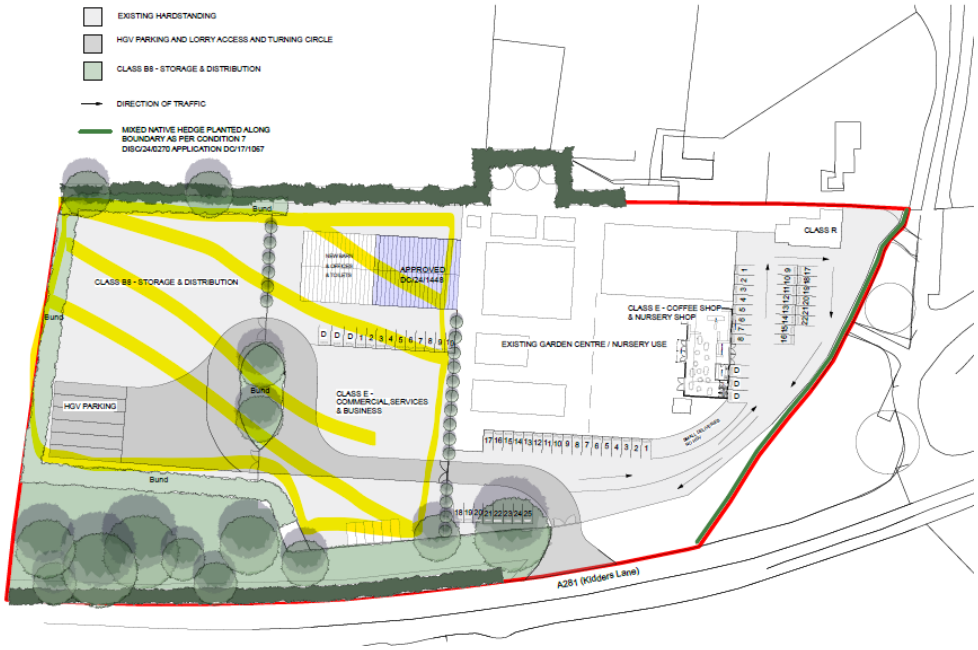
Condition 8 (Parking, Turning and Access)

***Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied or used until details of the parking, turning and access facilities for the site have been submitted to and approved by the Local Planning Authority in writing. The first use of the building herby permitted shall not occur until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking, turning and access facilities shall thereafter be retained as such.*

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015) and Policy 4 of the Henfield Neighbourhood Plan (2021)

WSCC as the Local Highway Authority have been consulted on conditions 7 and 8. Following submission of a new plan (Parking Condition 7, with hedging) the highway officer has confirmed there is sufficient parking on site to serve the approved cafe; it is also confirmed the parking provision is adequately positioned for car park users and that vehicles can exit the site in forward gear.

This acceptance is based on the car parking, turning and access facilities pertaining to the café only and not the rest of the site (as identified on the hatched area marked yellow on the drawing extract below). The applicant would be advised on this by way of informative.



Recommendation: Application Permitted

NOTE TO APPLICANT

The Applicant is made aware that:

i) the car parking provision, and turning and access facilities details that are the subject of approval in this decision notice pertain to the café use only and NOT other uses on the site.
ii) landscaping plans for planning permission DC/25/1828 and for other applications on site, is subject to future discharge, requiring more landscaping than the hedge as approved.

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: DISC/26/0234

(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
Plans	Drainage plan		23.07.2026
Supporting Document	Drainage Strategy REV B Surface Water and Foul Water Management Birchfield Nursery, London Road, Henfield, West Sussex, BN5 9AA		23.07.2026
Plans	Condition 7 Parking with hedging		24.09.2026

DELEGATED

Case Officer sign/initial Alice Johnson Date: 18/11/2026

Authorising Officer sign/initial Matthew Porter Date: 18-11-2026