



Development Management
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Date 29/04/2026
Your ref PP-14882782
Our ref A57/311564/21

Dear Sir/Madam

Application for retention of flue at Safeguard Europe Ltd, Unit 2, Redkiln Close, Horsham

Please find enclosed a full planning application for the retention of the existing flue at the above site.

The application site is located within the industrial and commercial estate at Redkiln Close, which is a cul-de-sac of industrial and commercial properties comprising of approximately 14 units.

The site is located at the northern end of the Industrial and Commercial Estate of Redkiln Close. The surrounding uses are also primarily commercial, with Brewers Decorating Trade Centre to immediately to the northeast, beyond this is Redkiln Way and an Esso Petrol Station with Tesco convenience store, and Jewsons Building Merchants. To the south and east are the neighbouring commercial and industrial buildings within Redkiln Close.

Whilst the surrounding area generally consists of industrial and commercial properties located within Redkiln Close, there are some residential properties in the vicinity of the site with a relatively recently constructed housing development of 55no sheltered apartments located some 4m to the north, and detached residential dwellings located to the northwest and west over 40m away.

The Site is not within any protected landscapes (such as AONB or National Park). Nor is there an Article 4 in this area.

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The application site is within the defined built-up-area of Horsham and the Unit is located in the defined 'Key Employment Area' of Blatchford Road where a range of employment uses are contained in the wider area.

Background and planning history

The flue was installed in March 2025, it is an extract duct which was installed as part of works to improve the ventilation for the industrial unit. Given the small-scale nature of the flue and the works to install it, the applicants were not aware of the need for planning permission for the installation of this flue. However, following a site visit from the Council's Planning Officer, it was advised that it was the Council's view that as no duct or flue was previously installed on the building, the introduction of a new duct has significantly altered the appearance of building and therefore requires express planning permission.

The existing storage and distribution use (B8 Use Class) of the site was granted permission under planning application HU/206/02. This permission was subject to a condition regarding the hours of operation of the unit which states that no vehicles, plant or machinery shall be operated on the premises except between the hours of: 08:00-18:00 on Mondays to Fridays inclusive; 08:00 – 13:00 on Saturdays, and no working shall take place on Sundays or Public Holidays.

There were no conditions attached to the above permission which removed permitted development rights which would restrict Schedule 2 Part 7 Class I of the GDPO which allows for the installation of additional or replacement plant or machinery on industrial buildings.

Relevant Planning Policy

National Planning Policy

Section 6 (Building a strong, competitive economy) of the NPPF confirms that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Paragraph 88 refers to the rural economy and advises that planning decisions should enable the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed, new buildings.

The NPPF (2024) confirms at paragraph 85 that "Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

Local Planning Policy

Policy 7 (Strategic Policy: Economic Growth) seeks to achieve sustainable economic growth for the district, it notes that there is a shortfall of employment space to meet the future needs of the district over the plan period, and sets out measures to address this, one of which is by seeking to ensure that Key Employment Areas are retained for employment uses and enable the redevelopment, regeneration, intensification and smart-growth of existing sites.

Policy 9 (Employment Development) seeks to protect valued employment and commercial sites to ensure that there are sufficient local employment opportunities to meet the needs of the District, it also seeks to ensure that there is flexibility in accommodating business needs and allows for the development of small businesses. It also states that redevelopment in the Key Employment Areas must not result in the overall loss of employment floorspace.

Policy 24: Strategic Policy: Environmental Protection expects developments to minimise exposure to and the emissions of pollutants including noise, odour, air and light pollutions and ensure that they address land contamination by promoting the appropriate re-use of sites and requiring the delivery of appropriate remediation.

Policy 32 (The Quality of New Development) states that good design is a key element in sustainable development, and seeks to ensure that development promotes a high standard of urban design, architecture and landscape,

Policy 33 (Development Principles) states that development proposals should be designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

Appraisal of proposal against planning policy

As set out above, the site is in an established industrial location and is within a designated Key Employment Area (Blatchford Road) as set out in Policy 9 of the HDPF. Given the surrounding industrial and commercial nature of the area, and the existence of other flues and ducts in this locality, it is not considered that the retention of the flue on this unit would be incongruous or out of keeping with the character of the area.

The hours of operation of Unit 2 are restricted via condition, the proposal does not seek to amend these hours of operation, and the operation of the flue adheres to these same operating hours. There are residential properties to the northwest of the site, however, given the existing use of the unit and the other surrounding commercial uses, and the conditions restricting the operating hours of the site, it is not thought that the retention of the flue would have any adverse impact on neighbouring properties.

It should be noted that the Council's Environmental Health Officer has visited the site in order to assess the flues operation and they have confirmed that this does not emit any

noise pollution, and as such no further action would be required from a noise/Environmental Health perspective.

In light of the above, it is considered that the proposal would comply with the objectives of Policies 24, 32 and 33 of the HDPF.

Conclusion

It is considered that the flue does not significantly or detrimentally affect the commercial character and appearance of this building, and that given the surrounding industrial character and nature of the locality and the existence of other similar flues and ducts in the vicinity it is not thought that a flue would be incongruous or visually prominent in the area.

Furthermore, due to the small-scale nature of the flue it does not have any material impact on the visual amenities of the local area or neighbours or give rise to any other material impacts on the residents of the surrounding residential properties.

I trust that you have everything you need to validate this application and look forward to hearing from you in due course, however, please do not hesitate to contact me should you have any queries.

Yours sincerely



Peter Rainer
Principal Director of Planning
For and on behalf of DMH Stallard LLP