PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:
DC/24/1702
Variation of Condition 20 of previously approved application DC/18/2506 (Erection of an employment building for use classes B1(c) and B8 with associated access, car parking and landscaping) relating to trading hours.

Unit A, Oakhurst Business Park, Wilberforce Way, Southwater, Horsham

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RESOLVED:
At its meeting on 4th November 2025, Planning Committee resolved to approve the application subject to condition 20 being amended as follows:

Regulatory Condition: The premises hereby permitted shall not be open for trade or business (including the receipt and/or dispatch of deliveries, and/or the operation of vehicles, plant/machinery) except between the hours of 07:00 to 20:00 Mondays to Fridays; 07:00 to 13:00 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).

Material planning considerations arising post-Committee resolution:
The planning committee recommendation was to delegated authority to the Head of Development and Building Control to remove and/or replace any the conditions which become unnecessary as a result of the potential incoming position change on Water Neutrality.

Since the committee resolution the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Condition 23 is therefore no longer required to make the proposal acceptable and has been removed.

Case Officer: Sam Whitehouse	**Date:** 24/11/2025
Authorising Officer: Adrian Smith	**Date:** 25/11/2025