Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/2004
The Business Park, Maydwell Avenue, Slinfold, West Sussex,

DESCRIPTION:
Erection of a storage building (Use Classes B8) with associated parking and revised circulation arrangements

RELEVANT PLANNING HISTORY:
None Relevant

DESCRIPTION OF THE SITE
The application site is located within The Business Park on Maydwell Avenue, Slinfold. The specific area lies along the western periphery of the business park and is currently used as a car parking area. The site is largely hardstanding and underutilised, with a substantial buffer zone to the south separating it from nearby ancient woodland. The surrounding context includes existing commercial and industrial buildings to the north and east, and a residential area beyond the business park boundary to the east. The Business Park is designated as an Employment Area in the Horsham District Planning Framework and is situated outside the defined built-up area boundary of Slinfold.

DESCRIPTION OF THE APPLICATION
The proposal involves the erection of a new commercial storage building (Use Class B8) to support the expansion of an existing aircraft parts business operating on the site. The building will be located on land currently used for surplus car parking, allowing for more efficient use of the site. It will measure approximately 30m in width, 42.4m in length, with an eaves height of 9.2m and a ridge height of 13.2m. The structure will be constructed of off-white box-profile steel sheeting to match the existing industrial buildings in the park and will include a mezzanine level, providing a total internal floorspace of approximately 1,694.4m².

The proposal also includes revised circulation arrangements, introducing a one-way system to improve site functionality and vehicle movement. A total of 65 parking spaces will be provided across the site, matching the number being displaced. This number exceeds the minimum required by local standards, which suggest 17 spaces for the new B8 floorspace. Additional provisions include six cycle parking spaces.

The development aims to support local employment and economic activity, consistent with the objectives of both the adopted and emerging Local Plan policies. It will have no adverse impacts on the natural environment, with appropriate measures taken for water neutrality, drainage, access, noise, and visual integration into the existing business park setting.

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 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 – Rural Economic Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
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 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 – Parking

Slinfold Neighbourhood Plan:
Slinfold Neighbourhood Plan has been made.
Policy 11 – Existing Employment Centre
Policy 12 – Economy and Enterprise

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 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 23: Infrastructure Provision
Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 30: Enhancing Existing Employment
Policy 31: Rural Economic Development

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

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:

HDC Arboricultural officer: More Information - The site is located adjacent to Hayeshill Copse Ancient Woodland (AW), with trees in the woodland partially overhanging the site from a higher level. A narrow green buffer of vegetation exists on the slope down to the current extent of hardstanding. The proposed new building is within the minimum 15m recommended buffer to the AW; however, since the land is already developed, there are no direct impacts expected on the trees from the building's siting.

Given the close proximity of the proposed building to the bank, it is likely that some incursion into the existing vegetated buffer will be required for construction, access, and maintenance. This may involve alterations to the landscape setting. To ensure the plan aligns with ecological and other planning considerations, further information is recommended regarding the extent of landscape changes needed, specifically the potential modification of the landscaped buffer to accommodate hard landscaping.

Re-consultation (received 18.02.2025): No Objection – Agent's response clarifies that no additional hard landscaping is proposed. This approach is seen as a reasonable way to control the development process and ensure the final landscape configuration is managed through the use of conditions.

HDC Environmental Health: No Objection - Due to the location and nature of the area this department have no adverse comments to make regarding contraction and operational stages proposed with this application. Pollution Team colleagues are to make further comments on the Water Neutrality Statement.

Natural England: No Objection – Subject to appropriate mitigation being secured. In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- The delivery, management and maintenance of any measures identified in the applicant's water neutrality statement that are required to ensure that the proposed development will not result in increased levels of abstraction within the Sussex North Water Supply Zone.

WSCC Highways: More Information required - The LHA has noted that there are very few documents available on the planning portal, including the absence of an application form, cover letter, or planning statement. To assess and provide comments on the application, the LHA requires the submission of an application form, as well as a planning statement or cover letter that addresses several key points. These include the previous use of the site (planning history), the future of the onsite parking area where the new building is proposed, and whether parking and turning facilities will meet required standards, given that the site also serves other buildings and businesses. Additionally, the LHA requests information on the other uses of the site, as well as details on the types of vehicles, their numbers, and the expected frequency of vehicle movements to and from the site or their overnight storage. Once this further information is received, the LHA requests to be re-consulted.

Re-consultation (received 17.03.2025): The LHA has no concerns about trip generation or highway capacity for the proposed building, as access to the highway is established and adequate, and the internal roads are private. However, the LHA raises concerns regarding parking. The land, currently used as a car park, will have part of it retained, but no parking spaces are shown behind the proposed building, and 65 new spaces are planned along the east building. The LHA is unsure if these spaces meet the combined parking standards for both buildings, as there is no information about the size or use of the existing building to the east or details about the original use of the car park. Additionally, there is no parking survey data to support the claim of surplus parking. The LHA advises the LPA and applicant to investigate the parking requirements further, as it is unclear which units the car park serves and what parking would be lost. The land may also be subject to a s106 agreement restricting its use as a car park. The LHA requests re-consultation once further information is provided.
Re-consultation (received 07.05.2025): No Objection - The LHA has reviewed additional information provided for the application, including a highways and parking technical note and a car park layout

plan. The technical note confirms that adequate parking is provided for the proposed development, with additional parking available for the existing building, and HGV access is also demonstrated. The LHA has no objections to the application but recommends that the parking and HGV access plans be conditioned if the LPA grants planning consent.

PUBLIC CONSULTATIONS:
Representations:
None Received

Parish Comments:
Slinfold Parish Council: No Objection

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:

The principle of development is considered acceptable and in line with both local and national planning policies that support sustainable economic growth, particularly within established employment areas.

The application site lies within The Business Park, Maydwell Avenue, which is recognised as a Key Employment Area under the Horsham District Planning Framework (HDPF, 2015) and the emerging Horsham Local Plan. Policy 10 of the HDPF supports sustainable rural economic development, stating that development which contributes to the rural economy and is located within an established rural industrial estate will be supported in principle. The proposed development meets these criteria by delivering a new storage (Use Class B8) building that enhances the operational capacity of an existing commercial enterprise and maximises the use of previously developed land within the estate.

Policy 1 of the HDPF promotes sustainable development that balances economic, social, and environmental considerations. The proposal supports economic growth through the expansion of an existing business, provides employment opportunities, and ensures the continued viability of a rural employment site. Policy 3 further supports development in locations that contribute to the economic vitality of the District, while ensuring that proposals are appropriately scaled and well-related to their context. As the proposal is located within the defined boundaries of a well-established business park, it is consistent with the spatial strategy of the District.

Additionally, Policy 29 of the emerging Horsham Local Plan (Regulation 19, 2024) identifies the need to provide sufficient employment land, including for B2 and B8 uses, to meet the current and future demands of the District. Policy 30 directly supports the intensification and expansion of premises within Key Employment Areas such as The Business Park, Slinfold. The proposal aligns with this direction by making efficient use of underused land to deliver additional floorspace in support of an existing commercial operation.

National planning policy further reinforces this approach. The National Planning Policy Framework (NPPF, 2024) sets out a presumption in favour of sustainable development (paragraph 11), which requires local planning authorities to proactively drive and support economic growth. Paragraphs 84 and 85 specifically support the sustainable growth and expansion of businesses in rural areas, including through well-designed new buildings on established employment sites.

Furthermore, paragraph 124 of the NPPF encourages the effective use of underutilised land to meet economic needs, and paragraph 126 calls for local planning authorities to respond to changing demands for land and to be flexible in applying planning policies to facilitate sustainable development.

In this context, the proposed development makes efficient use of surplus car parking land within an established business park to support an existing rural enterprise. It contributes positively to the rural economy, responds to local employment needs, and aligns with both strategic and site-specific planning objectives. As such, the principle of development is fully supported by the HDPF, the emerging Local Plan, and the provisions of the NPPF (2024).

Design and Appearance:

Policy 32 of the Horsham District Planning Framework (HDPF) requires that development contributes positively to the environment, complements locally distinctive character, and promotes high-quality design. Policy 33 reinforces these principles, requiring that new development respect the character of the surrounding area in terms of scale, massing, and appearance. The proposed scheme is compliant with both policies, as it offers a functional and well-integrated addition to the Business Park that supports its continued economic viability without detracting from its visual or spatial qualities.

The proposed development has been designed to respect and reflect the existing built character of The Business Park, Maydwell Avenue, and is considered appropriate in terms of its scale, materials, and layout. The building is intended to serve a functional storage use (Use Class B8) and has therefore been designed with a utilitarian yet coherent appearance in keeping with the surrounding commercial and industrial units.

The proposed building will measure approximately 30 metres in width, 42.4 metres in length, with an eaves height of 9.2 metres and an overall ridge height of 13.2 metres. These proportions are consistent with the scale of neighbouring units, including the adjacent TDA building, and ensure that the development integrates well into the established industrial context of the Business Park. While it will be a prominent structure, its height and footprint remain appropriate relative to other buildings on-site and will not appear overbearing or incongruous in its setting.

In terms of materials, the building will be constructed using box-profile steel sheeting finished in an off-white colour for both walls and roof. The material closely matches the palette used throughout the estate and provides a visually consistent and practical design solution. The use of durable cladding materials reflects the nature and use of the building and ensures visual compatibility with neighbouring structures. It is noted that the building is designed without windows, given its storage use, but will include appropriate personnel and vehicular access points, as well as an external staircase in accordance with fire safety regulations.

The National Planning Policy Framework (2024) places strong emphasis on achieving well-designed places. Paragraph 135 states that developments should be “sympathetic to local character, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.” The design of the proposed building embraces this balance by adopting a form and appearance appropriate to its commercial function, while respecting the architectural language and scale of its setting.

Furthermore, paragraph 140 of the NPPF encourages local authorities to ensure that developments are visually attractive as a result of good architecture and layout. The proposal’s layout has been carefully considered to align with the revised circulation and parking arrangements on site, ensuring safe access and a coherent internal road system. The positioning of the building on the western edge of the Business Park also allows for an efficient and logical site layout that minimises impact on surrounding

land uses and avoids any encroachment on sensitive ecological areas, such as the nearby ancient woodland buffer.

In summary, the proposed design represents a logical and visually appropriate extension to The Business Park, adopting a scale, form, and material palette that is both sympathetic to its commercial surroundings and functional in purpose. It satisfies the design requirements of the HDPF and aligns with the overarching objectives for good design set out in the NPPF (2024).

Residential Amenity:

Policy 33 of the Horsham District Planning Framework states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The application site is located on the edge of an existing commercial site and already comprises of similar buildings and parking arrangement. It is considered that given this established use of the site, the relationship with the wider operations within immediately adjoining land, the siting in relation to shared boundaries and the nature of the intended use would be such that no unacceptable impact on neighbouring amenity would be expected. The existing operations on the site are not subject to any restrictions and it is not considered necessary to impose any new restrictions as part of this current scheme. As such, there is considered to be no conflict with the above policy.

Highways Impacts:

Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users.

The site benefits from an existing established access via Maydwell Avenue, with private internal roads that currently serve a range of commercial buildings. A revised internal circulation arrangement is proposed, introducing a one-way system to improve on-site vehicle movement and site safety. This change is considered appropriate given the site's layout and use.

A total of 65 car parking spaces will be provided across the site, which compensates for the spaces being lost in the development footprint. These include relocated spaces adjacent to the eastern boundary and within other hardstanding areas of the business park. Provision of six cycle parking spaces is also included, in accordance with sustainable transport aims.

Following initial queries, West Sussex County Council as the Local Highway Authority (LHA) confirmed (in their final consultation response dated 07.05.2025) that they have no objection to the proposal. Their review of the submitted technical note and revised site layout confirmed that adequate on-site car parking and HGV access are provided to serve the proposed and existing uses. The LHA also noted that there would be no material intensification of vehicle movements or adverse impact on the highway network.

Accordingly, the development is considered to provide a safe and efficient access arrangement, with sufficient on-site parking, circulation space, and service vehicle access. It complies with the requirements of Policies 40 and 41 of the HDPF and is consistent with Paragraph 116 and Paragraph 119 of the National Planning Policy Framework (NPPF, 2024), which require developments to promote sustainable transport and avoid unacceptable impacts on highway safety or capacity.

Water Neutrality:

The application site is located within the Sussex North Water Supply Zone, as defined by Natural England, which sources its water from groundwater abstraction at Hardham. Natural England has issued a Position Statement regarding applications within this zone, stating that it cannot be conclusively determined whether new development would negatively affect the integrity of the Arun Valley SAC, SPA, and Ramsar sites.

In light of this, Natural England advises that any plans or projects impacting sites already experiencing adverse effects must demonstrate, with a sufficient degree of certainty, that they will not contribute further harm. In this context, the issue of water neutrality must be addressed in assessments for all new developments within the Sussex North Water Supply Zone to ensure that water usage is effectively offset.

The key findings for the current site, which houses the TDA UK commercial building, reveal a daily water demand of 760.00 litres. The proposed new commercial building would add an additional 581.20 litres per day, resulting in a total water demand of 1,341.20 litres per day before any mitigation measures are applied.

To achieve water neutrality, the development plan incorporates several measures. These include the installation of water-efficient fixtures and fittings to reduce overall demand, as well as the implementation of rainwater harvesting systems for both the new and existing buildings. These systems will supply water for non-potable uses, such as toilets. A roof collection system will feed into storage tanks—two 7,500-litre tanks for the new building and one 6,500-litre tank for the existing building—to support water reuse.

To offset the remaining demand of 176.20 litres per day, additional rainwater harvesting will be implemented at the existing TDA UK building. This will reduce the overall site water demand to 756.20 litres per day, which is slightly less than the current usage of 760.00 litres per day.

In conclusion, the proposed development achieves water neutrality through the planned water-saving measures and rainwater harvesting systems. The total final water demand of 756.20 litres per day is 3.80 litres per day lower than the current usage, ensuring the project aligns with regional sustainability objectives and can proceed without adversely affecting the Sussex North Water Supply Zone.

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 must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Conclusions:

The proposed development for the erection of a new storage building (Use Class B8) with associated parking and circulation improvements at The Business Park, Maydwell Avenue, is appropriately located within a recognised Key Employment Area and responds directly to the operational needs of an established business.

The proposal aligns with both the Horsham District Planning Framework (2015) and the National Planning Policy Framework (2024) in its support for rural economic development, its sustainable and effective use of land, and its delivery of employment-generating floorspace. It achieves a high standard of design compatible with the existing built form of the Business Park and incorporates practical infrastructure improvements that optimise site layout and circulation.

There are no outstanding objections from statutory consultees. Parking has been demonstrated as sufficient, access arrangements are safe, and the building will operate within acceptable environmental parameters, including the delivery of a fully water-neutral solution.

Overall, the development delivers clear social and economic benefits, is policy compliant, and results in no demonstrable harm. It represents a logical and sustainable intensification of employment use on previously developed land and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin 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-Commencement (Slab Level) Condition**: No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:

- The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.
- Detail on how any failure of any samples will be investigated and managed.
- Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit
- Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used.
- Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
- The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.
- Detail on the continuity of supply during dry periods extending beyond 35 days.
- Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.
- Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval 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), Paragraphs 193 and 194 of the National Planning Policy Framework (2024), and to allow 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).

4 **Pre-commencement (Slab Level) Condition**: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (Water Neutrality Statement received 18.12.2024) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting system shall include suitable storage tanks to provide a minimum 35 days storage capacity (at least 14,000l), including details of their location and whether they would be surface mounted or set within the ground, in addition to evidence that their initial fill will be supplied with water from outside of the Water Supply Zone.

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).

5 **Pre-Occupation Condition**: The use hereby permitted shall not take place until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that use has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, details of the rainwater harvesting system installed including a minimum 35 days storage capacity, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter, or to a similar improved water performance.

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).

6 **Pre-occupation Condition**: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

(a) Details of all existing trees and planting to be removed and retained
(b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
(c) Details of all hard surfacing materials and finishes
(d) Details of all boundary treatments
(e) Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Pre-occupation Condition**: The development hereby permitted shall not be first occupied until the car parking and access plan (CS-2024-04-10-5/ CS-2024-04-10-7) has been constructed and made available for use in accordance with the approved plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide adequate on-site car parking spaces for the development in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Regulatory Condition**: Piling or any other foundation designs using penetrative methods shall not be undertaken other than with the prior express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater and / or surrounding vegetation. The development shall be carried out in accordance with the approved details.

Reason: To ensure that no unacceptable risks are caused to the wider environment during and following the development works and in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: No 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).

11 **Regulatory Condition**: The building hereby permitted shall be used for Class B8 use only in association with the use(s) of the wider, as identified on the approved block plan LP/01. The building shall not be used for any other purpose, or used separately from the wider, without the prior written consent of the Local Planning Authority by way of a formal application.

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), and the National Planning Policy Framework (2023).

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/24/2004

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		LP/01	18.12.2024
Block plan		BP/01	03.01.2025
Elevation plan	Proposed	002	18.12.2024
Supporting Statement	Water Neutrality	C3409	18.12.2024
Plans	Traffic Management	001	06.01.2025
Supporting Statement	Planning	none	18.12.2024
Floor plan	Proposed	004	18.12.2024
Layout plan	Cark parking and access	CS-2024-04-10-5	16.04.2025
Details plan	Cark parking and access	CS-2024-04-10-7	16.04.2025
Supporting Statement	Transport technical report	none	16.04.2025

DELEGATED

Case Officer sign/initial	Shazia Penne	Date:	15.05.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	16.05.2025