Horsham District Council

Mr Julian Sharpe
White and Sons
3 Massetts Road
Horley
Surrey
RH6 7PR

Our ref: DISC/25/0028
Your ref:
Email: planning@horsham.gov.uk
Direct Line: 01403 215059
If Calling Please ask for: Halima Chowdhury
Date: 11th April 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by condition 3 to approved application DC/21/2599

Eatons Farm The Village Ashurst Steyning

The Authority has considered your application, and I can confirm that the submitted information is **NOT** acceptable pursuant to the following condition(s):

3. **Pre-Commencement Condition**: No development shall commence until a scheme for sound attenuation against external noise has been submitted to and approved by the Local Planning Authority. The approved sound attenuation works shall be completed before the proposed use commences and be retained thereafter.

   Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development

Reason:

1 The proposed sound attenuation measures as identified within the Noise Impact Assessment reference RFE-0605-25-01-02 by RF Environmental Ltd dated January 2025 and Addendum Noise Report reference RFE-0605-25-02-02 by RF Environmental Ltd dated 19 March 2025 are not considered sufficient to mitigate external noise arising from the approved development. The requirements of condition 3 have not therefore been satisfied.

Notes to Applicant:
It is noted that the Applicant has entered into discussion with the Council's Environmental Health and Licensing Team regarding the approval of Temporary Event Licences for events taking place at the site. The grant of such Licence does not override any requirements under planning legislation. It is advised that permitted development rights under a temporary change of use of land does not extend to the use of buildings or land within the curtilage of a building. The benefit of planning permission would therefore still be required for the use of the building for event purposes.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control

ADDITIONAL INFORMATION

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development 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.