

Appeal 6007051

Appeal questionnaire

Submitted on 13 April 2026.

Appeal type	Full planning
Appeal site	Bentley House, North Heath Lane Industrial Estate, North Heath Lane, Horsham, RH12 5QE
Agent contact details	██ ████████████
Application number	DC/26/0024

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
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Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

Who was notified	Initial List Neighbours and Consults.pdf (/document/b8fae736-371e-4538-ba5f-aed7da1308c0)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Initial Consult Letter.pdf (/document/7e7b69b6-3314-4628-8602-60e686e48b38) Initial Neighbour Letter.pdf (/document/29830ab1-cc25-47c1-a805-ad14c398d7f3)
Appeal notification letter	Neighbour Appeal Notification Letter.pdf (/document/2da7f4a5-6690-46ca-8fb4-11bde51774c6) Appeal Notification List.pdf (/document/886b7786-13b9-4518-9869-59c3fd358b69)

Consultation responses and representations

Statutory consultees	Yes WSCC Highways Southern Water HDC Environmental Health HDC Business Development HDC Strategic Development HDC Drainage Parish Council
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Consult Responses.pdf (/document/70c12049-268a-4861-95b7-b12ece8b80bc)
Representations from other parties	Yes
Upload representations from other parties	Rep Letter.PDF (/document/dfef9ddf-18de-44cb-8e82-5cd0f2e5954c)

Planning officer's report and supporting documents

Upload planning officer's report	DC-26-0024 LPA PINS Letter.docx (/document/7d7f69dd-53b0-44fc-b79d-b5466230cbc4)
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Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	HDPF 9, 33.pdf (/document/afa66deb-8a31-4555-9273-d6599619cfc2) HDPF Cover.pdf (/document/d7430490-b2fe-4ae5-a163-ebcf756374a9)
Emerging plans	Yes
Upload emerging plan and supporting information	Horsham District Local Plan Regulation 19.pdf (/document/e83aa61e-5a37-402f-893c-28d6c450832a)
Do you have any other relevant policies?	No
Supplementary planning documents	No
Community infrastructure levy	Yes
Upload your community infrastructure levy	Horsham-CIL-Charging-Schedule April-2017.pdf (/document/4fc80a29-8f17-495c-be88-4975c4c7925f)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	1 October 2017

Site access

Access for inspection	Yes So a fair assessment can be made
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	No

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	Yes 1. A list of the approved plans and documents 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

3. Pre-Commencement Condition: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

(a) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials

(b) the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4. 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).

5. Pre-Commencement Condition: Prior to commencement of development (other than demolition), a scheme of noise mitigation and mechanical ventilation sufficient to prevent overheating and maintain thermal comfort to all habitable rooms located on the northern elevation of building to be converted shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve the habitable room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of LA_{max}. The Assessment shall demonstrate that CIBSE TM59 compliance would be achieved with the proposed design, and that CIBSE TM49 has been considered as part of the modelling. Any mechanical ventilation shall have due regard to the design standards of the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020. The scheme shall be fully implemented and thereafter be retained and maintained in working order for the duration of the use in accordance with the

approved details.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6. Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

7. Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8. Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with approved drawing number Site Plan P001 Rev P01. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

9. Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and

approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

10. Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

11. Regulatory Condition: If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

12. Regulatory Condition: The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and 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 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).

NOTE TO APPLICANT

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk>
and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>
