Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1872
Whitebreads Farm, Stane Street, Slinfold, West Sussex, RH13 0RE

DESCRIPTION:

Change of use of Unit 1 from Use Class B1 to caravan and motorhome showroom and office (Use Class Sui Generis); Change of use of Unit 2 from Use Class B8 to caravan and motorhome repairs (Use Class Egiii); use of adjacent hardstanding for the display of caravans and motorhomes for sale; and erection of fencing to enclose the site (Retrospective).

RELEVANT PLANNING HISTORY:

DC/18/1330	Removal of condition 4 of previously approved application SF/50/66 (erection of two detached bungalows with garages followed by the demolition of two existing substandard dwellings). To faciliate non-agricultural occupation of the bungalows.	Application Permitted on 22.03.2019
DC/20/0365	Prior notification for the erection of an agricultural barn for storage of hay, crops from the surrounding land and for the secure storage of agricultural machinery	Prior Approval Required and PERMITTED on 24.04.2020
DC/20/1720	Enlargement and formalisation of existing vehicular access and proposed track.	Application Permitted on 08.01.2021
DC/22/1841	Extension to hardstanding area and change of use of land for storage of scaffolding (Retrospective).	Pending Decision
DC/22/1896	Change of use of Unit 1 from light industrial (Use Class B1) to restaurant (Use Class E) and the siting of a toilet block and storage containers. Change of use of Unit 2 from storage and distribution (Use Class B8) to vehicle body repair (Use Class B2). (Retrospective)	Withdrawn Application on 07.03.2023
DC/23/2108	Change of use of Unit 1 from Use Class E (formerly Class B1) to caravan and motorhome showroom and office (Use Class Sui Generis); Change of use of Unit 2 from Use Class B8 to caravan and motorhome repairs (Use Class B2); and use of adjacent hardstanding for the display and storage of caravans and motorhomes and erection of fencing to enclose the site (Part Retrospective)	Application Refused on 19.09.2024
PE/24/0207	Pre-application Advice. Change of use of Unit 1 from B1 to caravan sales (Sui Generis) Change of use of Unit 2 from B8 to caravan and motorhome repair (B2). Erection of fencing	Advice 15.11.2024

DESCRIPTION OF THE SITE

The application site is located the east side of Stane Street (A29) at Slinfold, outside of any Built Up Area Boundary in a countryside location. The site is approximately 0.78 hectares and is within Whitebreads Farm, a 24 hectare holding comprising arable agricultural land, two bungalows, a variety of buildings in agricultural and commercial uses, and areas of outside storage.

The application site comprises two main buildings, Units 1 and 2, in addition to smaller structures, and an area of hardstanding. The site is enclosed by 2 metre high buffed metal fencing.

To the east of the application site is a small agricultural storage building. Beyond this is an area being used for the storage of scaffolding which is the subject of an undetermined retrospective planning application ref. DC/22/1841. To the south are two bungalows owned by the applicant. To the north is arable farmland and to the west is Stane Street.

On visiting the site (December 2024) it was clear that the front part of the site (southwest) through the entrance gates is operating as a commercial business for caravan sales and storage. In addition, the area immediately to the north and east of Unit 1, and adjacent to Unit 2, also contain caravans for sale/storage. Unit 2 and the adjacent smaller barn like commercial buildings are enclosed by fencing. The area of the site to the rear (north) is currently open fields.

DESCRIPTION OF THE APPLICATION

It is set out in the submitted planning statement that this application is a resubmission of application reference DC/23/2108 which included a larger storage site area for caravans to the east of Unit 2. That application was refused, in reasons 2 and 3, due to the large area of stationing of the caravans was considered incompatible with its countryside location and would not protect, conserve or enhance the landscape character. This area to the east of Unit 2 have been removed from this resubmission. The previous application was also refused due to further information being required on water neutrality which is now provided as part of this resubmission. Planting along the northern boundary is also proposed to provide screening for properties to the north and south.

Planning permission is sought for the following:

- Change of use of Unit 1 from B1 (light industrial – plastics manufacturing) to caravan / motorhome sales - Sui Generis Use (retrospective)
- Change of use of Unit 2 from B8 (storage associated with plastics manufacturing) to caravan/motorhome preparation and repair – Egiii (retrospective)
- Use of an area of hardstanding for the display and storage of caravans/motorhomes awaiting sale (retrospective)
- Erection of security fencing (part retrospective)
- Screen planting

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 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 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

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 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
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 16: protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Policy 18: Local Green Space
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment
Policy 31: Rural Economic Development
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses

The Slinfold Neighbourhood Plan (2018):
Policy 3: Green Infrastructure
Policy 4: Conserve and Enhance Biodiversity
Policy 5: Development Principles
Policy 12: Economy and Enterprise

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:

INTERNAL CONSULTATIONS

HDC Environmental Health: Comments, conditions recommended.

HDC Landscape Architect: Modification to the Planting Plan recommended.

OUTSIDE AGENCIES

Ecology Consultant: Comment, subject to conditions

Natural England: No Objections, subject to the: delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

WSCC Highways: No Objection / Advice

PUBLIC CONSULTATIONS:

Representations:

No representations received

Parish Comments:

Slinfold Parish Council:
Updated consultation comments: 31-12-2024: Objection, erosion of countryside, incompatible with landscape.

20-12-2024: Objection - Objection based on HDC's reasons for refusal in application DC/23/2108. The revised plans would bring development closer to neighbouring properties and result in overdevelopment of the plot.

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:

Policies 2, 3 and 4 of the HDPF outline the spatial strategy and hierarchy approach of the Development Plan. This strategy seeks to concentrate development within defined built-up areas and around the key settlements of the District, promoting a planned approach to settlement expansion to satisfy unmet local needs through Development Plan allocation.

Policy 10 of the HDPF seeks to support sustainable rural economic development, and the productive use of land that maintains the relative tranquillity of the countryside in order to generate local employment opportunities and socio-economic benefits for local communities. Policy 10 stipulates that development should be appropriate to its countryside location and must contribute to diverse and sustainable farming enterprises, or the wider recreational offer or rural economy, and, in addition, be contained within suitably located buildings which are appropriate for conversion, or result in substantial environmental improvement.

Policy 26 (Countryside Protection) of the HDPF states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;
3. Provide for quiet informal recreational use; or
4. Enable the sustainable development of rural areas.

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the level of activity in the countryside, and protects and/or conserves, and/or enhances the key features and characteristics of the landscape character area.

Policy 12: Economy and Enterprise of the Slinfold Neighbourhood Plan states that proposals which enable the development or enhancement of small scale businesses will be supported where schemes:

1. Are within the built-up area boundary; or
2. Are contained within existing buildings; or
3. Are on previously developed land, or
4. Are in appropriate locations in the countryside.

In addition, proposals will be supported where development does not involve the loss of dwellings; they are in keeping with the character and vitality of the local area; they respect residential amenity; and would not have unacceptable impacts on the local road network.

Paragraph 88 of the NPPF states that planning decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;
b) the development and diversification of agricultural and other land-based rural businesses;
c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Paragraph 89 of the NPPF continues that decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

The application relates to the conversion of 2no. existing buildings to a caravan and motorhome show room and a repair workshop respectively. It is also proposed to utilise the existing hardstanding for the display of caravans and motorhomes. Whilst the development amounts to a change of use, it is recognised that the previous uses were commercial in nature, where the development would result in no greater level or intensity of activity than previous use of the site. The site, while set outside of the built-up area, does not extend beyond the pre-existing boundaries of the site. The site is set within an established commercial site, and it is not expected that the level and intensity of the existing activity extends so significantly beyond the pre-existing uses of the site that it would detract from the countryside.

The development would contribute to the rural economy and would result in no greater level or intensity of activity than the previous commercial uses. The development is therefore considered acceptable in principle, subject to all other material considerations.

Design, Appearance and Landscape:

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

The site remains commercial in appearance and the erected fencing formalises the site and remains in keeping with the industrial appearance. It is important to note that the area proposed for the display area for caravans and motorhomes is reduced from that refused under DC/23/2108. It does not appear to extend the site beyond the pre-existing hard surfaced area.

Additional screen planting, compared to the previous application, is proposed, including along the northern boundary connecting in with an existing area of woodland to the north and boundary planting to the west. New planting is also provided to the south of Unit 1. The Planting Plan includes details of proposed hedgerows and maintenance of the planting. The proposed new screen planting is supported as it would provide screening for properties to the north, south and west.

With a condition to manage, maintain and secure landscape screening, it is considered that the proposal would not detract from the landscape character of the countryside location. As such, the proposal is considered to acceptably protect and conserve the landscape character, and is considered to not result in unacceptable harm to the landscape character and setting of the countryside location, compliant to Policies 26, 32 and 33 of the Horsham District Planning Framework (2015).

Residential Amenity:

Policy 33 of the HDPF 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 site adjoins a location of other commercial uses, with dwellings to the north and south. It is noted that permission has been granted for light industrial use at the site. It does not appear that the works in Unit 2 would exceed that of light industrial use. New screen planting along the northern boundary connecting in with an existing area of woodland to the north and boundary planting to the west and new planting to the south of Unit 1 is supported as it would provide additional screening for properties to the north, south and west. HDC Environmental Health have been consulted and given the location adjoining other commercial uses it is considered that the proposal doesn't raise considerable concern and is noted that the Environmental Health department have not received any complaints regarding noise, odours, etc from this site. The nearest residential properties are in the same ownership as the site.

To mitigate any adverse environmental impacts, the applicant will need to exercise suitable controls in the following areas, and the Environmental Health Development Dept make recommendations as follows:

1. No work operations involving power tools to be undertaken outside of any unit in the yard and all doors & windows to remain closed during the operation of any power tools, hammering, etc.
2. The proposed hours of use are considered satisfactory. However, a condition is recommended to restrict the weekends to public sales only.
3. The residential properties on site should remain in the same ownership.

If this application is to be minded for approval it is recommended that the above information should be conditioned to any approval to prevent any unacceptable harm to neighbouring amenity.

Highways Impacts:

This application seeks the change of use of Unit 1 from Class E to Caravan and Motorhome Showroom with Office (Sui Generis), Unit 2 from Class B8 to Caravan and Motorhome Repair (Class B2) and use of hardstanding for display and storage of caravans and motorhomes with erection of fencing (retrospective).

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for similar application DC/23/2108, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

The site is located on Stane Street, an A-classified road subject to national speed limit in this location. No alterations are proposed to the existing vehicular access arrangement. The LHA does not anticipate

that the proposed development would give rise to a material intensification of use of the existing access point.

From inspection of the plans, the proposed car parking spaces appear suitably laid out, and on-site turning for vehicles appears achievable.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Ecology:

The Applicant submitted Ecological Impact Assessment and Enhancement Plan (AEWC Ltd., May 2024) relating to the likely impacts of development on designated sites and protected & Priority species and habitats, and identification of appropriate mitigation measures, and the council's ecology advisors were consulted.

It is noted that Buildings A and B (both of which are barns) and the single tree on site have negligible bat roost potential (Sections 5.25, 5.28 and 5.29 of the Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024)). It is therefore considered that no further surveys for bats are required for buildings or for trees.

The site lies approximately 8.0km northeast of The Mens Special Area of Conservation (SAC) and is therefore within the 12km Wider Conservation Area (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol). One of the qualifying features for the SAC is Barbastelle bats, but there are no records for this species within 2km of the site (Sussex Biodiversity Record Centre – accessed under licence). There are approximately 20 records of bats within 2km of the site, including Brown Longeared bat and Pipistrelle bat species. One European Protected Species Mitigation Licence (EPSML) has been granted in 2017 for a Brown long-eared bat roost 1.4km to the northeast of the site (MAGIC maps). The site lies 12.3km from Ebernoe Common SAC and is therefore outside the 12km Wider Conservation Area; and lies approximately 13km northeast of Arun Valley SAC, SPA and Ramsar site.

The site of 0.8ha comprises artificial unvegetated, unsealed surface, developed land; sealed surface, mixed scrub, ruderal/ephemeral vegetation, lines of trees, and one small urban tree (Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024)). There is a line of mature Oak trees in the northeast corner of the site and a line of trees, including Hornbeam and Hawthorn, in the southeast of the site. However, it is noted that the site originally contained a mosaic of hedgerows, mixed scrub and neutral grassland, which was cleared without consent between 2020 – 2021. The proposals include planting 210m of new mixed native hedgerow on part of the northern and western boundaries and the whole of the eastern boundary which will include three Oak trees (Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024)). In addition, areas of meadow grassland will be created using appropriate wildflower seed mix and will be managed appropriately.

No external lighting is proposed and it is not therefore considered that the proposal would have a likely significant effect on the integrity of the Men's SAC, either alone or in combination with other plans and

Subject to conditions securing the recommendations within the Ecology Reports, no ecology concerns are raised.

Ecology: Other Matters: Great Crested Newts

The application site is in a Red Impact Risk Zone for Great Crested Newts as modelled by district licence mapping, however, the council's newt advisors (NatureSpace) have considered in the previous application that the proposed development would present no likely impact to great crested newts or their habitats.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

It is set out in the water neutrality statement that the water usage (BREEAM calculations) is as follows:

Unit 1 Existing Water Usage (litres per person per day) = 39.36
Proposed Water Usage (litres per person per day) = 27.69
Unit 2 Existing Water Usage (litres per person per day) = 39.36
Proposed Water Usage (litres per person per day) = 27.69

These calculations are based upon mitigation measures employed through the installation of flow regulators. This is considered to be an acceptable form of mitigation that would reduce the water demand to below the existing baseline. Subject to conditions to secure the mitigation, there is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 194 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

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 Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The application is retrospective made under Section 73(A) of the Town and Country Planning Act. (The development is evidenced as completed prior to BNG becoming a legal requirement for small sites in April 2024. Google Earth image taken March 2024 shows the development complete.)

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Regulatory Condition**: Within six months of the date of the permission hereby granted, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024), shall be submitted to and approved in writing by the local planning authority (within 4 months of the date of permission)

The content of the Biodiversity Enhancement Layout shall include the following:

a) detailed designs or product descriptions for biodiversity enhancements; and
b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

3 **Regulatory Condition**: Within six months of the date of the permission hereby granted, a landscape planting plan shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained,
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details. Ground preparation, cultivation and other operations associated with plant and grass establishment.
- Regimes for successful establishment of hedgerow, such as watering and hand weeding
- Wildflower seed mix to be used.
- Management and maintenance for the duration of the site.

The approved landscaping scheme shall be fully implemented in accordance with the approved details. 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 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).

4 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as

amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

5 **Regulatory Condition**: The development hereby permitted shall be undertaken in full accordance with the Water Neutrality Statement (Dated November-2024 - received 3 December 2024). The installed measures shall be installed within 1 month of the date of the permission hereby granted and shall retained as such, or to a similar or 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), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), 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).

6 **Regulatory Condition**: Unit 1 hereby approved shall be used for the purposes of a caravan and motorhome showroom and office only, and for no other purpose.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: Unit 2 hereby approved shall be used as Use Class E(g)(iii) for the purposes of caravan and motorhome repairs only, and for no other purpose.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: Unit 1 hereby approved shall not be open for trade or business except between the hours of:

- 09:00 to 17:30 hours on Monday to Fridays,
- 09:30 to 17:00 hours on Saturdays
- 11:00 to 15:00 hours Sunday / Bank Holiday

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Regulatory Condition**: Unit 2 hereby approved shall not be open for trade or business except between the hours of:

- 09:00-17:30 hours on Monday to Fridays; and
- At no other times.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: The display of caravans and motorhomes for sale shall take place in the areas of land to the north and east of Unit 1 and the north and west of Unit 2, as dashed on the Proposed Site Plan reference 003, only and shall not exceed a height of 5m.

Reason: To safeguard the amenities of the locality in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition**: No deliveries or dispatch to or from the site in connection with the development hereby approved shall take place outside of 07:00 hours to 17:00 hours Monday to Saturday and shall not be carried out at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12 **Regulatory Condition**: No operations involving power tools shall be undertaken outside of the units hereby approved or within the yard areas, and all doors and windows of the units hereby approved shall be closed during the operation of power tools within the units hereby approved.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The Applicant is advised against flailing hedgerow as it can create an open structure and cause unhealthy growth. We also recommend that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on existing and proposed ditches and hedgerows and the protection of their ecological features.

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/24/1872
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Security Fencing Panel	23-004	03.12.2024
Supporting Statement	Ecological Impact Assessment and Enhancement Planby AEWC Ltd dated May 2024	NONE	03.12.2024
Elevation & Floor plan	Unit 1	1266 - 10 A	03.12.2024
Elevation & Floor plan	Unit 2	1266 - 02	03.12.2024
Location plan	Location Plan	001	03.12.2024
Supporting Statement	Water Neutrality Statement by Batchellor Monkhouse dated November 2024	NONE	03.12.2024
Block plan	Proposed Site Plan	003	03.12.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 24.01.2025

Authorising Officer sign/initial Tamara Dale Date: 04.02.2025