Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0362
Menzies Wood Farm, Okehurst Lane, Billingshurst, West Sussex, RH14 9HR

DESCRIPTION:
Full planning permission for demolition of existing workshop, barn and offices and erection of a new barn and workshop building and office building and creation of open storage along with the full enclosure and refurbishment of existing barn for the continuation of uses on site falling within use classes E(g)(iii) and B8, including the repair and maintenance of trailers and ancillary equipment; assembly of new trailers, horse boxes (including those with accommodation on board); trailer, motorhome and horse box conversions; pre sales work and customer collections; and the preparation and loading of trailers and horse boxes for export following grant of DC/18/0661.

RELEVANT PLANNING HISTORY:

DC/18/0661	Hybrid planning application for the retention, full enclosure and refurbishment of existing barn and the change / retention of uses on site falling within use classes B1(c) and B8, including the repair and maintenance of trailers and ancillary equipment; assembly of new trailers, horse boxes (including those with accommodation on board; trailer, motorhome and horsebox conversions; pre sales work and customer collections; and the preparation and loading of trailers and horse boxes for export; and outline planning application (with approval of access and layout) for demolition of existing workshop, barn and offices and erection of a new barn and workshop building and office building, creation of open storage area - Application permitted on 01.02.2019 (subsequent Appeal against imposition of conditions 3 4 8 9 10 12 13 14 and 20) Appeal allowed on following terms (conditions 3 8 and 13 not considered necessary and removed and with amendments to wording of conditions 4 9 10 12 and 20). Description of development allowed under appeal changed to: *"Full planning permission for the full enclosure and refurbishment of existing barn and the retention of uses on site falling within use classes B1(c) and B8, including the repair and maintenance of trailers and ancillary equipment; assembly of new trailers, horse boxes (including those with accommodation on board); trailer, motorhome and horsebox conversions; pre sales work and customer collections; and the preparation and loading of trailers and horse boxes for export; and Outline planning application (with approval of access and layout) for demolition of existing workshop, barn and offices and erection of a new barn and workshop building and office building, creation of open storage area"*	Application Permitted on 30.04.2019 *Appeal allowed and conditions 2, 3, 4, 8, 9, 10, 12, 13 and 14 varied – dated 4th March 2020*
DC/07/0421	Change of use to servicing maintenance and storage of trailers and horticultural/estate machinery	Application Permitted on 24.09.2007
DC/06/1016	Variation of conditions 12 and 15 of BL/123/98 to allow the change	Application

	of use of land for the servicing and maintenance of trailers and compact tractors and limited retail sales and the erection of a 1.95m high perimeter fence	Refused on 16.06.2006
BL/68/02	Amend condition 6 on BL/123/98 to allow lighting of the yard and security lighting	Application Permitted on 07.10.2002
BL/123/98	Erection of a building for B8 use and conversion of existing building to B1 use	Application permitted on 19.04.1999

DESCRIPTION OF THE SITE

The application site is located within the countryside and comprises an established commercial site located on the northern side of Okehurst Lane, approximately 1.3km north of Billingshurst. The site is accessed by a wide driveway that serves both the application site and a residential property known as Menzies Wood. Menzies Wood is located close to the south-western boundary of the site, with further residential properties known as Lannards and Sherlocks located to the west and south respectively.

Under DC/07/0421 (granted in September 2007), the site can operate for the servicing, maintenance and storage of trailers and horticultural / estate machinery, with hours of operations, deliveries, dispatch and processing limited to between 07:30 – 18:00 Mondays to Fridays, and 08:00 – 13:00 hours on a Saturday only.

Okehurst Lane itself is characteristic of a country lane, being of relatively narrow width with few passing places. Okehurst Lane exits onto the A29 north of Billingshurst about 650 metres to the east of the application site.

PROW 1343 is located approx. 87m to the west of the application site and PROW 1345 approx. 313m to the east.

The site is not subject to any identified designations. There is a pond to the north-east of the application site and the application site is identified as being within the Amber Zone which is suitable habitat for the presence of Great Crested Newts (GCN).

The proposed development falls within the 6km key conservation zone for The Mens SAC as well as the 12km wider conservation zone for Ebernoe Common SAC.

DESCRIPTION OF THE APPLICATION

This application seeks to secure full planning permission for the continued use of the site as approved by DC/18/0661 (for retention of uses on site falling within use classes E(g)(iii) (formerly B1(c)) and B8, along with the approved operational development comprising the repair and maintenance of trailers and ancillary equipment; assembly of new trailers, horse boxes (including those with accommodation on board); trailer, motorhome and horse box conversions; pre sales work and customer collections; and the preparation and loading of trailers and horse boxes for export following grant of DC/18/0661).

The application also seeks consent to demolish a total of three existing barns which comprise the existing office and two open sided workshop/ storage buildings. The application seeks to retain the largest of the four barns on site and to fully enclose the sides so that it can be used in association with the business use at the site, by providing a weather-tight space.

Revised plans (rec'd 17th Nov 2025) propose to shift the replacement barn / workshop into the north-eastern corner of the site, and for the office building to be re-aligned in the south-eastern corner of the site, adjacent to the eastern (bunded) boundary of the site. The proposal also includes areas of secure open storage within the central yard area adjacent to the retained barn and in area to the east of the retained barn.

The scale of the buildings to 'as existing' and 'proposed' are set out in the Applicant's Design and Access Statement as follows:

Existing to be demolished:-
Barns - 692 sq m
Office - 137 sq m
Workshop - 244 sq m
Total - 3 Units 1,073 sqm

Proposed:-
Refurbished Barn - 461 sq m
Unit 1 - Office - 160 sq m
Unit 2 - Barn/Workshop - 461 sq m
Total - 3 units 1,082 sqm

It is advised in the supporting Design and Access Statement that the '*proposed palette of materials consists of insulated Kingspan or similar cladding panels in a bright green for both the retained and new barns roof and elevations with matching roller shutter doors. The proposed office will have horizontal boarding in grey/green with tiled/ tile effect roof and timber doors and windows'.*

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 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 35 - Strategic Policy: Climate Change
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 – Parking

Neighbourhood Plan: Billingshurst Neighbourhood Plan (referendum version - May 2021)

Policy BILL 1: Billingshurst Built up Area Boundary
Policy BILL 3: Energy Efficiency and Design
Policy BILL 7: Retaining and Enhancing the Vitality and Viability of Billingshurst
Policy BILL 12: Protection and Enhancement of Key Movement Routes
Policy BILL 16: Multi Value Sustainable Drainage Systems

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

West Sussex Joint Minerals Local Plan (2018)
Policy M9 - Safeguarding Minerals

Supplementary Planning Guidance:
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement:
Design Statement for the Parish Billingshurst

Planning Advice Notes:
Shaping Development in Horsham District (2025)
Biodiversity and Green Infrastructure (2022)

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: No Objection (subject to conditions)

HDC Landscape Architect: comment (condition advised)
[summary 2nd Dec, 2025] Drainage plans have been updated to reflect the proposed site layout. Please note however that the lack of tree survey information remains and ongoing uncertainty of the adequacy of protection for existing vegetation.

HDC Ecology (BNG): No Objection
[summary 3rd Dec, 2025] Considering the new layout submitted in the above application, it is understood that no additional vegetation removal is proposed. Previous comments stand
*Informative –S*cenario 4: BNG Exemptions

HDC Compliance: No Comments

HDC Tree Officer: No Objection

HDC Conservation and Design: No Objections (verbal)

OUTSIDE AGENCIES
Archaeology Consultant: No Objection

Ecology Consultant: No Objection (subject to conditions)
[summary dated 12th Dec, 2025] The Ecologist email (Arun Ecology, November 2025) and Ecological Appraisal Report (Wychwood Environmental, August 2024) have been reviewed. It is noted from the Ecological Appraisal Report (Wychwood Environmental, August 2024) that the three buildings onsite (barn, workshop and Western open barn and adjoining office) all have negligible bat roost potential and

we understand no trees are being removed. We therefore agree that no further surveys for bats are required.

It is understood from the Ecologist email (Arun Ecology, November 2025) that the works will now only impact existing hardstanding and that all of the hedgerows and trees will be retained. Therefore, there will be no severance to the flight lines of foraging or commuting bats from the SAC and habitat connectivity within the site will be maintained.

As there is a potential for habitat fragmentation from light spill of potentially functionally linked land for Barbastelle bats, this has been screened in and will need to be considered at Stage 2 Appropriate Assessment of the LPA's project level Habitats Regulations Assessment (HRA).

It is understood from the Ecologist email (Arun Ecology, November 2025) and Existing and Proposed Block Plans Drawing no: BP-01 REV: E (Philips Surveyors LLP, November 2025) that the proposed development layout has been amended so that the existing hedgerow and vegetated earth bank, which have suitable habitat for Hazel Dormouse and reptiles, will not now be impacted by the development.

We support the non-licensed Precautionary Method Statement for Hazel Dormouse and reptiles in the Ecologist email (Arun Ecology, November 2025), which should be secured by a condition of any consent and implemented in full.

As mobile protected and Priority species may be present on site, including Hedgehog (which is a Priority and threatened species), we also support the implementation of the Precautionary Method Statement for mobile protected and Priority species in Section 6.4 of the Ecological Appraisal Report (Wychwood Environmental, August 2024). This should be secured by a condition of any consent

Natural England (Bats): No Objection
Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England (Water Neutrality): No Objection (subject to condition)

NatureSpace: Comment
The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. If the proposal changes, then please seek further advice from me if necessary.

Southern Water: No Objection

WSCC Highways: No Objection

WSCC Lead Local Flood Authority: No Objection

West Sussex Fire and Rescue Service: Comment
The proposal is 150m away from the nearest fire hydrant (60m further than the advised 90m distance required for a commercial premises). Alternative means of fire fighting will be required as set out in approved document B (AD-B) Volume 2 and agreed with WSFRS, along with evidence that a fire tender access is available.

PUBLIC CONSULTATIONS:
Representations:
No letters of Objection have been received.

6 letters (including 1 duplicate) neither objecting to nor supporting the proposal, have been received from 4 addresses, with the following **comments**:

- Application appears similar to the DC/18/0661 application and related appeal and would want the same conditions to be imposed as previously in order to protect amenities of neighbouring dwellings.
- Pleased that no retail sales will take place.
- Okehurst Lane is access only 6'6" width restricted. Please do not allow heavy vehicles to be based on the site and enforce working times to protect the amenities of neighbouring dwellings.

Parish Comments:
Billingshurst Parish Council: No Objection

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

Background:
The application site currently benefits from planning permission granted in 2007 under planning reference number DC/07/0421. The permission granted was the "*Change of use to servicing maintenance and storage of trailers and horticultural/estate machinery.*" The 2007 application was approved with conditions relating to the activities on site, hours of operation and use Universal Trailers only. Whilst not stipulated within the planning permission, it is considered that this permission granted the use of the site for light industrial (B1(c)) and storage and distribution (B8) use at that time.

The site has been subject of a number of historical complaints resulting in enforcement investigations by the Council's Compliance Team. Breaches of planning control were noted in that the site activities were considered in excess of this granted under the original DC/07/0421, however it was considered that whilst the activities noted at the time went beyond those permitted by the 2007 permission, the site was still considered to be used for B1(c) and B8 purposes.

A later application was submitted under DC/18/0661 (hybrid planning application) for '*the retention, full enclosure and refurbishment of existing barn and the change / retention of uses on site falling within use classes B1(c) and B8, including the repair and maintenance of trailers and ancillary equipment; assembly of new trailers, horse boxes (including those with accommodation on board; trailer, motorhome and horsebox conversions; pre sales work and customer collections; and the preparation and loading of trailers and horse boxes for export; and outline planning application (with approval of access and layout) for demolition of existing workshop, barn and offices and erection of a new barn and workshop building and office building, creation of open storage area'* was approved following referral to the planning committee in February 2018, and was subject to a number of planning conditions.

A subsequent planning appeal was lodged in October 2019 against a number of the planning conditions imposed on permission granted under DC/18/0661. The planning appeal was granted (dated 4th March 2020) and a number of conditions were removed, amended, or amalgamated. The description of development itself was also subsequently varied by the Inspector. Conditions imposed by the Planning Inspector as set out within the appeal decision included the following:

1) *a) Approval of the details of the appearance and scale of each building and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced. Plans and particulars of the*

reserved matters shall be submitted in writing to the local planning authority and the development shall be carried out as approved.
b) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
c) The development hereby permitted shall begin either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

2) No development relating to the enclosure of the existing barn building or the erection of either new building hereby approved shall commence until a specific scheme and details for sound attenuation against noise emanating from that building has been submitted to and approved by the Local Planning Authority. The details shall include a separate acoustic assessment of the effectiveness of the noise control afforded by the building envelope together with any operational or acoustic measures proposed and an assessment of the impact that the uses/activities hereby approved would have on the neighbouring properties. The approved sound attenuation works for each building shall be completed before that building is first used for any of the uses hereby approved, other than as offices. Thereafter, each building shall be operated in accordance with the approved scheme and all aspects of the design of the building that affects the performance in respect of attenuation of noise from within shall be maintained in good repair in order to maintain its effectiveness.

3) Within a period of 7 calendar days of the first use of any of the buildings hereby permitted, labelled on drawing 17267/P101 Rev. P1 as New Barn/Workshop and New Office Unit, the existing buildings shown on the same drawing as 'workshop removed', 'barn removed' and 'offices removed' shall cease to be used for any purpose whatsoever; and within a period of 3 calendar months thereafter, all of the specified existing buildings shall be demolished (including the removal of foundations) and all materials arising from such demolition shall be removed from the site.

4) All planting, seeding or turfing comprised in the landscaping details approved in relation to the landscaping reserved matter shall be carried out in the first planting and seeding seasons following the demolition of the existing buildings shown to be removed on drawing 17267/P101 Rev. P1; and any trees or plants which die, are removed or become seriously damaged or diseased within a period of 5 years from the completion of the planting shall be replaced in the next planting season with others of similar size and species.

5) No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time other than within the areas marked 'Secure Storage Yard' and 'Storage/Maintenance Yard' on drawing 17267/P101 Rev. P1.

6) Notwithstanding the annotations on the approved plans, no activities or processes (including but not limited to manufacturing, fabrication, assembly, conversion, use of power tools or other powered tools or equipment) other than open storage and the servicing and maintenance of horticultural/estate machinery, shall take place anywhere other than inside the new buildings or the refurbished/enclosed barn hereby approved. Inside is defined as in a workshop totally enclosed by walls (including necessary windows and doors) and with all windows and doors closed. For the avoidance of doubt, such activities and processes are not permitted inside buildings whilst windows or doors or both are open.

Notwithstanding this, it has been advised by the agent that the permission was not implemented given the intervening Covid Pandemic and implications arising from this, and therefore, the permission has since lapsed. As such the current application (DC/25/0362) has been submitted for works as set out above. It is noted that the plans submitted with the current application are very similar to those approved under DC/18/0661 which indicated the siting and footprint of the building footprint (with appearance reserved).

As a result of changes to the Town and Country Planning Use Classes Order as made in 2020, that the former B1(c) industrial use now falls within Class E (g)(iii) of the Use Classes Order and Class B1 (c) has been superseded. The nature of the work carried out on the site by the applicant has not changed since the last applications were approved. The proposed units and operations on the site are of a

similar scale and intensity as is the existing use of the, as such the use of the site is still considered to fall within Class E (g) iii (which replaces the former B1(c) use class). Class B8 (storage) remains as previously set out within the Use Classes Order 2020 (as amended).

Principle of Development:
National Planning Policy Framework (NPPF - 2024), Section 6 is concerned with 'Building a strong, competitive economy' and at paragraph 85 states that '*planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt*…'

Paragraph 88 of the NPPF 'Supporting a prosperous rural economy' states that:
"Planning policies and 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 new buildings;
b) The development and diversification of agricultural and other land-based 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, sport venues, open space, cultural buildings, public houses and places of worship"

HDPF Policy 10 Rural Economic Development states that in the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location and must contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside; and either

a. Be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial estate, within the existing boundaries of the estate; or
b. Result in substantial environmental improvement and reduce the impact on the countryside particularly if there are exceptional cases where new or replacement buildings are involved. New buildings or development in the rural area will be acceptable provided that it supports sustainable economic growth towards balanced living and working communities and criteria a) has been considered first.

HDPF Policy 10 (2) also advises that it must be demonstrated that car parking requirements can be accommodated satisfactorily within the immediate surrounds of the buildings, or an alternative, logical solution is proposed.

Policy 26 (Strategic Policy: Countryside Protection) states that outside the built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. This policy states that any proposal must be essential to its countryside location, and in addition meet one of the following criteria; support the needs of agriculture or forestry, enable the extraction of minerals or the disposal of waste, provide for quiet informal recreational and enable to 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 overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including:

1. the development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;
2. the pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and
3. the landform of the area."

Billingshurst Neighbourhood Plan (BNP)
Policy BILL 1 Billingshurst Built up Area Boundary states that:

A. *Development in Billingshurst parish shall be focused within the proposed built-up area boundary of Billingshurst village as shown on the Policies Maps in Section 12.*

B. *Development proposals outside the proposed built-up area boundary will only be supported where:*

i. it is in accordance with the development plan policies on appropriate uses in the countryside; or

ii. it relates to necessary utilities; or

iii. it represents the appropriate provision of tourism facilities, accommodation, attractions and activities, where it meets the requirements of Policy BILL11; or

iv. it is on sites allocated for those uses in the Horsham District Planning Framework or its successor.

Conclusion on principle:
The principle of development is therefore considered acceptable and conforms with Paragraph 88 of the NPPF and to the general principles of Policies 7 and 10 of the HDPF and Bill 1 of the BNP, and subject to compliance with all other relevant policies and the related criteria within the HDPF.

Design and Appearance:
Policies 32 and 33 of the HDPF seek to ensure high quality and inclusive design for all development in the district and ensure that it will; complement locally distinctive characters and heritage, contribute to both the buildings and spaces and integrate well with their surroundings, is locally distinctive in character and respects the character of the surrounding area.

The character of the surrounding area immediately adjacent to the application site is countryside which comprises sporadic residential dwellings adjacent to the site known as Menzies Wood Farmhouse, Lannards; Ridges Farmhouse, located to the west of the application site, Oakwood Farm located to the east and Sherlocks and Renvyle located to the south, along with agricultural and equestrian uses of the surrounding land. To the north of the site (beyond the neighbouring boundaries of Oakwood Farm) is Five Oaks Solar Park.

The application seeks to demolish three of the existing buildings on site (Barns, office and workshop), comprising 1,073 sqm of floorspace, and convert the existing central barn by enclosing and cladding it, as well as erecting a new office and a Barn/Workshop which together comprise 1,082 sqm of new functional floorspace within the site. There would therefore be a small increase in the combined floor area of the proposed industrial /office space on the application site of some 9sqm, which is not considered to be significant in terms of the comparative size and scale of the existing and proposed developments.

The existing barn to the centre of the site will be retained and enclosed, the elevations will include a roller shutter door to the north and south elevations and three roller shutter doors to one elevation.

The revised location of the proposed new build barn is now in the north-eastern corner of the site. It would have a total of ten rooflights on either side of the roof slopes and five matching roller shutter doors (one to the west side and 4 to the south side). It is advised in the applicants Design and Access Statement that the elevations to both barn buildings would comprise insulated Kingspan or similar cladding panels in bright green for both the retained and new barn roof and elevations with matching roller shutter doors.

The proposed office will be located in the south-eastern corner of the site, alongside the eastern bunded boundary of the site and would have horizontal boarding in grey/green with tiled/ tile effect roof and timber doors and windows.

The design and proposed materials of the buildings are considered appropriate for the rural area, and are typical of those found on new rural barn buildings. Therefore, the resulting appearance is considered suited to the countryside setting and in compliance with Policies 32 and 33 of the HDPF 2015.

Trees and Landscaping:

Policy 31 of the HDPF requires development to maintain or enhance the existing network of green infrastructure and states that proposals which would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss and ensures that the ecosystem services of the area are retained.

Policy 25 of the HDPF states that the Natural Environment and landscape character of the district, including the landscape, landform, and development pattern, together with protected landscapes and habitats will be protected against inappropriate development.

The Council's Landscape Architects have been re-consulted on the revised proposal, noting the proposed new area of planting in the western areas of the site where the existing barns are to be demolished. The comments raise no objections in principle, but advise that the lack of tree survey information still presents some uncertainty over the adequacy of protection of the existing vegetation. Following a site visit, officers can confirm that no trees are impacted by the proposed development. This has also been confirmed by the Council's Arboricultural Officer following his visit to the site, and therefore that an Arboricultural Tree Survey is **not** required.

Subject to the imposition for suitable conditions to secure a satisfactory form of development, the proposals are considered to comply with Policies 25 and 31 of the HDPF 2015.

Residential Amenity:
Policies 32 and 33 of the HDPF seek to ensure an attractive, functional, accessible, safe, and adaptable environment avoiding unacceptable harm to the amenity of occupiers/users of nearby property and land through overlooking or noise.

The proposed development involves the demolition of the existing open barn and the workshop located along the western boundary of the application site, and replacement with a new building located along the eastern boundary of the site along with the retention and enclosure of the barn in the centre of the site. This would improve the separation distance between the existing buildings (workshop and barn to be demolished) on the western boundary of the site and the nearest residential occupiers at Menzies Wood Farmhouse, Lannards, and Ridges Farmhouse. The existing office building (to be demolished) currently located on the western boundary of the site, would be replaced with a new 'barn style' building along the southern boundary.

The proposed replacement and repurposed buildings along with the demolition of the existing barns / workshop and office (originally built for agricultural purposes), would result in a visual enhancement to the site when viewed from within the site boundaries. There would be limited views of the new barn buildings from the Public Highway or from surrounding dwellings as the site is well screened along its boundaries by mature trees and understorey.

The Council's Environmental Health team have advised the inclusion of a number of regulatory conditions to ensure that the proposed development does not lead to undue impact on the occupiers of residential dwellings adjacent to the boundaries of the application site, taking into account the upgraded workshop and site layout. It is not considered that the use of the office building associated with the operations at the site would result in any noise or disturbance to neighbouring occupants.

The proposals retain the previously approved B1 (c) use (Light Industrial Processes), however as set out above, the Use classes Order now defines such light industrial uses as being classified under Class E (Commercial, Business and Service) of the Town and Country Planning Use Classes Order 1987 (as amended). Class E (Commercial, Business and Service) is however a broad use class that includes the following uses that could operate from the site:

E(a) Display or retail sale of goods, other than hot food
E(b) Sale of food and drink for consumption (mostly) on the premises
E(c) Provision of:
E(c)(i) Financial services,
E(c)(ii) Professional services (other than health or medical services), or
E(c)(iii) Other appropriate services in a commercial, business or service locality

E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
E(f) Creche, day nursery or day centre (not including a residential use)
E(g) Uses which can be carried out in a residential area without detriment to its amenity:
E(g)(i) Offices to carry out any operational or administrative functions,
E(g)(ii) Research and development of products or processes
E(g)(iii) Industrial processes

Whilst the majority of the Class E use classes as above are considered to be defined as operations that can be carried out in a residential area without detriment to the amenity to existing or proposed properties, it is considered that the use of the premises for purposes such as E(a), E(b), E(c), E(d) E(e) or E (f) would **not** be appropriate uses on this site given the level of traffic generation, and the associated activity and noise that would be generated and the location of the site in this countryside location.

Taking account of the long established business operations carried out from this site operating as a B1(c) use and B8 storage use, it is considered that whilst the principle of development is acceptable, given the change in the definition of the use class to Class E(g) iii, it is recommended that a condition be imposed to limit the use of the proposed light industrial use within Class E **excluding** use for Class E (a) E (b), E(c) (i) (ii) (iii), E(d) E (e) E(f) and E(g) (ii) without first applying for relevant permission in its own right. It is considered that Class E units (as restricted) would with the conditions as previously approved, not result in a detrimental impact on the amenity of any adjacent properties.

The proposals are considered to comply with Policies 32 and 33 of the HDPF.

Highways Impacts:
Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The WSCC Local Highways Authority have been consulted and have advised that they have carried out an inspection of collision data provided to WSCC by Sussex Police from a period of the last five years and confirm that it revealed no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

In regard to parking requirements under WSCC Parking Standards, 22 car parking spaces would be required for a development of this size. The site does not have any defied parking arrangements, and it is proposed that existing informal parking arrangements would be retained as it appears sufficient to accommodate the parking demand. WSCC Highways advise that on-site turning appears achievable, allowing vehicles to exit the site in a forward gear.

WSCC Highways have advised that the proposals would not have an unacceptable impact on highway safety and would not result in 'severe' cumulative impacts on the operation of the highway network, and that there are no transport grounds to resist the proposal.

The proposals are considered to comply with Policies 40 and 41 of the HDPF 2015 and the NPPF para 116.

Ecology:
Policies 25 and 31 of the HDPF seek to protect the natural environment and landscape character of the district. Protected habitats and species will be protected against inappropriate development, and opportunities to enhance green infrastructure and biodiversity will be encouraged.

In support of this application, the applicants have provided an Ecologist email (Arun Ecology, November 2025) and Ecological Appraisal Report (Wychwood Environmental, August 2024), which note that the existing buildings on site have negligible potential for bat roosts, and that no trees are being removed to facilitate the development.

Following review of the Bat HRA, Natural England are satisfied that the proposed development will not have a significant adverse impact on statutorily protected nature conservation sites or landscapes.

Subject to appropriate conditions securing appropriate mitigation and an ecological enhancement strategy, it is considered that the proposal would satisfy the requirements on HDPF policies 25 and 31 in respect of its effects upon local biodiversity and protected species.

Water Neutrality:
A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, 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 1st November 2025, will not exceed 455,059 litres per day. The total water demand of the proposed site will be **133.60 l/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.

Drainage and Flood Risk:
HDPF Policy 38 seeks to ensure that flood risk is considered during the planning process in order to direct development away from high-risk areas and to avoid inappropriate development and to ensure that required development can be carried out without flood risk elsewhere.

Paragraph 161 requires that development proposals take account of flood risk. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (paragraph 159). Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate (paragraph 175).

The applicants have submitted a Foul and Surface Water Drainage Strategy Report dated 31st July 2024 and a number of plans which have been reviewed by the WSCC Lead Local Flood Authority(LLFA).

It is advised that the surface water will discharge to a culverted watercourse via a connection in an existing drainage network on the site as well as a geo-cellular attenuation tan in order to cater for the 1 in 100 year +45 storm. Foul water is to be treated on site prior to discharging into the culverted watercourse via a new connection into the existing drainage system on the site.

WSCC LLFA requested sight of the applicants CCTV site Survey and following submission of this information by the applicants they have advised that no objections are raised subject to imposition of conditions given that '*the survey has highlighted concerns regarding the existing network and the requirements under the Nati0onal Standards for sustainable drainage systems (updated 30 July 2025)'.*

Following revised plans being received in November 2025, the LLFA have been reconsulted on the revised drainage details (rec'd 21st Jan 2026) and find that, subject to conditions advised in their consultation response dated 7th August, 2025, there are no objections to the scheme and the amendments.

The proposals are considered to comply with Policy 38 of the HDPF 2015.

Other Matters:

Listed Buildings
Policy 34 of the HDPF sets out the Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Paragraph 197 of the NPPF requires a balanced judgement is made in respect of the significance of the heritage asset, the level of harm and the public benefits arising from the proposal.

Menzies Wood Farm and the proposed development is well separated from Minstrels Wood (to the south-east) and Copped Hall (to the west) both of which are Grade II listed buildings. Both listed buildings are well separated by the public highway and intervening boundary trees, therefore it is considered that the Grade II listed Buildings, the way they are experienced, and their settings would not be negatively impacted by the proposed development.

Archaeology
The Council's Archaeology Consultant has been consulted and has advised that the application area is over the 0.5ha area that would normally require the results of a search of the West Sussex Historic Environment Record to be provided. Notwithstanding this it has been advised that much of the site has been previously disturbed and the nature of the proposals do not involve significant deep or widespread ground disturbance and therefore as it is unlikely that significant archaeological remains will be disturbed it is not considered that it would be reasonable or proportionate to require an archaeological response in this case and no objections have been raised.

The proposed development is considered to comply with Policy 34 of the HDPF 2015.

Contaminated Land
The Councils Environmental Health Department have been consulted and they have advised that in the event planning permission is granted that conditions be imposed to secure a safe and satisfactory development.

Southern Water have advised that the Environment Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation.

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 Councils Ecology BNG officer has been consulted and having considered the details submitted by the applicant, that ['*it is understood that the works involve removal of 10sqm of modified grassland, and demolition of existing buildings and erection of new buildings on the same parcel of sealed surface hardstanding. The overall footprint of the sealed surface will reduce by approx. 0.22ha and will be replaced with woodland planting*

Given that the development does not propose to impact any priority habitat or reduce the biodiversity value of the site by an area of 25sqm for area habitats or 5m in length for linear habitats (noting that sealed surface has a biodiversity value of zero as calculated by the metric tool), the development is considered exempt from delivering BNG under the de minimis exemption'.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of that the development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Conclusions and Planning Balance
Under the conclusion of DC/18/0661, it was concluded that the operations emanating from the site went beyond those permitted before in 2007, but that there was an established commercial use occurring at the site, and that the development (under DC/18/0661) would chieve some visual enhancements at the site and comply with Policy 10 of the HDPF, with no identified detrimental impact on the countryside location or the visual amenities of the street scene.

Although the locations of the proposed new buildings on the site have changed under the current proposal, officers do not find any new or different material conflicts with policy or local neighbour or visual amenity to occur.

Accordingly, the application is 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 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.

i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil).
ii. 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 relating to the enclosure of the existing barn building or the erection of either new building hereby approved shall commence until a specific scheme and details for sound attenuation against noise emanating from that building has been submitted to and approved in writing by the Local Planning Authority. The details shall include a separate acoustic assessment of the effectiveness of the noise control afforded by the building envelope together with any operational or acoustic measures proposed and an assessment of the impact that the uses/activities hereby approved would have on the neighbouring properties. The approved sound attenuation works for each building shall be completed before that building is first used for any of the uses hereby approved, other than as offices. Thereafter, each building shall be operated in accordance with the approved scheme and all aspects of the design of the building that affects the performance in respect of attenuation of noise from within shall be maintained in good repair in order to maintain its effectiveness.

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 Policies 24, 26 and 33 of the Horsham District Planning Framework (2015)

5 **Pre-Commencement Condition**: No development shall take place until an updated CCTV report has been provided to the Local Planning Authority that demonstrates the system has no significant faults and is clear of siltation and debris. No faults that could increase flood risk on site or elsewhere should be reported.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Local Policy 38 of the Horsham District Planning Framework (2015).

6 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Ecological Appraisal Report (Wychwood Environmental, August 2024) has been submitted to and approved in writing by the local planning authority.
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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

7 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation / Use Condition**: No part of the development hereby permitted shall be brought into first use 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

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use 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 30 years after completion of the development. Any proposed or retained planting, which 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).

9 **Pre-Occupation / Use Condition**: No part of the development hereby permitted shall be brought into first use until a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) has been submitted to and approved in writing by the local planning authority. The strategy shall:
a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

10 **Pre-Occupation / Use Condition**: The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. a timetable for its implementation,
II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policy 38 of the Horsham District Planning Framework (2015).

11 **Pre-Occupation / Use Condition**: Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water system is fit for use in accordance with condition 10. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy 38 of the Horsham District Planning Framework (2015).

12 **Pre-Occupation / Use Condition**: No part of the development hereby permitted shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13 **Post-Occupation Condition**: Within a period of 7 calendar days of the first use of any of the buildings hereby permitted, labelled on drawing 2576-BP-01 Rev E as Proposed Barn / Workshop, Existing Barn (to be enclosed) and Proposed Office Unit, the existing buildings shown on the same drawing as 'Workshop to be removed', 'Open Barn to be removed', and 'Office to be removed', shall cease to be used for any purpose whatsoever; and within a period of 3 calendar months thereafter, all of the specified existing buildings shall be demolished (including the removal of foundations) and all materials arising from such demolition shall be removed from the site.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policies 25, 26 and 33 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecologist email (Arun Ecology, November 2025) and Ecological Appraisal Report (Wychwood Environmental, August 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for Hazel Dormouse and reptiles in the Ecologist email (Arun Ecology, November 2025) and the Precautionary Method Statement for mobile protected and Priority species in Section 6.4 of the Ecological Appraisal Report (Wychwood Environmental, August 2024). This avoids impacts on European Protected Species and protected species. 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 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 accordance with Policy 31 of the Horsham District Planning Framework (2015),

15 **Regulatory Condition**: No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time other than within the areas marked 'Secure Storage Yard' and 'Storage/Maintenance Yard' on drawing 2576-BP-01 Rev E.

Reason: As this matter is fundamental in order to ensure that there is no detrimental impact on the amenity of nearby occupiers and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition**: Notwithstanding the annotations on the approved plans, no activities or processes (including but not limited to manufacturing, fabrication, assembly, conversion, use of power tools or other powered tools or equipment) other than open storage and the servicing and maintenance of horticultural/estate machinery, shall take place anywhere other than inside the new buildings or the refurbished/enclosed barn hereby approved. Inside is defined as in a workshop totally enclosed by walls (including necessary windows and doors) and with all windows and doors closed. For the avoidance of doubt, such activities and processes are not permitted inside buildings whilst windows or doors or both are open.

Reason: To safeguard the tranquillity of the countryside and amenities of neighbouring properties in accordance with Policies 24, 25, 26 & 33 of the Horsham District Planning Framework (2015).

17 **Regulatory Condition**: No vehicles, plant or machinery shall be operated, no process carried out and no deliveries taken or dispatched from the site outside the following times:

0730 hours to 1800 hours on Mondays to Fridays inclusive,
0800 hours to 1300 hours on Saturdays

For the avoidance of doubt, there shall be no vehicles, plant or machinery operated, no process carried out and no deliveries taken or dispatched from the site on Sundays and Bank and Public Holidays.

Reason: As this matter is fundamental in order to ensure that there is no detrimental impact on the amenity of nearby occupiers and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

18 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) (or any order amending or revoking and/or re-enacting these Orders), the premises hereby permitted shall only be used for purposes falling within use Class B8, E(g)(i) and E(g)(iii), and not for any purposes whatsoever, without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to the proximity to neighbouring properties and the economic benefit the approved use provides under Policies 12, 13 and 33 of the Horsham District Planning Framework (2015).

19 **Regulatory Condition**: No retail sales (including the rental of any trailer) shall take place at any time nor shall there be any return by customers or their representatives of either sold or rented products to the site. Any collections shall strictly be by appointment only.

Reason: Uses/activities beyond those permitted within this application may lead to an increase in vehicular activity which may have a detrimental impact on highway safety, contrary to Policy 40 and 41 of the Horsham District Planning Framework (2015).

20 **Regulatory Condition**: No Heavy Goods Vehicles (defined as any vehicle having 3 axles or more and with a weight exceeding 3,500kg) shall operate to or from the site at any time.

Reason: In the interest of highway safety and amenity along Okehurst Lane in accordance with Policies 33 and 40 of the Horsham District Planning Framework.

21 **Regulatory Condition**: No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority

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

NOTE TO APPLICANT
Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);

2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;

3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);

4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

NOTE TO APPLICANT
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.

NOTE TO APPLICANT
Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at planningportal.co.uk/planning/planning-applications

NOTE TO APPLICANT
A Surface Water Drainage Statement is a site-specific drainage strategy that demonstrates that the drainage scheme proposed is in compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems. An Advice Note and a proforma for the statement can be found using the following link https://www.horsham.gov.uk/planning/development-management.

NOTE TO APPLICANT
The applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

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/25/0362
(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
Location plan		LP-01	10.03.2025
Block plan	Existing and Proposed	BP-01 REV D	12.06.2025
Floor plan	Proposed	PL-03 A	17.11.2025
Elevation plan	Proposed	PL-04 A	17.11.2025
Floor plan	Proposed Office Unit	PL-05 A	17.11.2025
Elevation plan	Proposed Office Unit	PL-06 A	17.11.2025
Plans	Proposed 3D images	PL-07 A	17.11.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 13.02.2026

Authorising Officer sign/initial J Hawkes Date: 16.02.2026