



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0090

Old Ambulance Station, Hurst Road, Horsham, West Sussex, RH12 2DN,

DESCRIPTION:

Variation of condition 9 of previously approved application reference DC/25/1840 (Change of use of building from Class E(f) to Class E(g)(iii) to provide a facility for repair of vehicles) to working on Bank / Public holidays.

RELEVANT PLANNING HISTORY:

DC/25/1840	Change of use of building from Class E(f) to Class E(g)(iii) to provide a facility for repair of vehicles.	Application Permitted on 08.01.2026
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DESCRIPTION OF THE SITE

The site is situated on Hurst Road, within the Built-Up-Area Boundary of Horsham. The site lies immediately behind the old Fire Station, to the north of the Police Station and to the south of Horsham Hospital. To the rear/west is Horsham Park.

The site consists of a former ambulance station which was granted planning permission under DC/17/0967 to be used as a theatre rehearsal space.

Planning permission has since been granted for the change of use of the site to uses within Class E(g)(iii) under DC/25/1840 to provide a facility for repair and serving of vehicles use by the Council's food waste team.

DESCRIPTION OF THE APPLICATION

This application seeks to amend condition 9 of DC/25/1840 to allow for the site to be operational on Bank/Public Holidays as well as on up to three Saturdays after Christmas Bank Holidays rather than on just the Saturday after Bank Holidays.

The current condition reads:

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

- 0700 hours and 1800 hours on Mondays to Fridays inclusive,
- 0700 hours and 1600 hours only on the Saturday after Bank or Public Holidays,
- and not on Sundays and Bank Holidays, or any other Saturday.

The proposed wording of the condition is as follows:

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

- 0700 hours and 1800 hours on Mondays to Fridays inclusive,
- 0700 hours and 1600 hours on up to three Saturdays after Christmas Day,
- 0700 hours and 1600 hours on Bank Holidays (Food Waste Vehicles only)

- and not on Sundays, or any other Saturday.

No other amendments are sought to the planning permission.

The application is made by the Council on land to which the Council has an interest however as it is an amendment to an existing consent the decision can be delegated to officers, per the Council's constitution.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (HDPF 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 24 - Strategic Policy: Environmental Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 43 - Community Facilities, Leisure and Recreation

Horsham Blueprint Neighbourhood Plan (2022):

HB1: Location of Development
HB4: Design of Development
HB9: Protecting Existing and Encouraging New Commercial Premises and Land
HB14: Community and Cultural Facilities

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 4: Horsham Town
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment

Supplementary Planning Guidance:

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

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Environmental Health:

I would not object to the proposal if there is demonstrable operational need. As discussed, I would like to draw a distinction between the use for the food waste trucks and a general light industrial use.

PUBLIC CONSULTATIONS:

Representations:

One letter of Objection has been received from one address, objecting to the application on the following grounds:

- Noise Impact- particularly in mornings evenings and weekends
- Increased disturbance and disruption
- Environmental impact
- Incompatible with surrounding uses

Parish Comments:

Denne Neighbourhood Council: No Objection

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Background

The Environment Act 2021 and the Government's Simpler Recycling Reforms requires local authorities in England to provide all households with a separate weekly collection of food waste by 31 March 2026, to allow people to dispose of odorous organic waste frequently.

Horsham District Council are introducing commercial and domestic food waste collections from 2025 and 2026 respectively. The introduction of this new service requires new collection vehicles to be deployed and there will be a need to repair and maintain these additional vehicles somewhere. Currently, Hop Oast is considered to lack the space for the new service to run effectively and an alternative location has therefore been considered.

The application to change the use of the site of the Former Ambulance Station, Hurst Road, to facilitate the repair and servicing of the new food waste vehicles (use class E(g)(iii)) was permitted under DC/25/1840 on 08.01.2026. Subsequent to this decision, it has been considered that the operating hours/

days restrictions relating to bank holidays would considerably hinder the operational ability of the food waste service. In line with other waste collections, the food waste vehicles are required to operate on all bank holidays to maintain service continuity. It is stated that retaining the restriction would result in service disruption, operational and safety risks and a poor service to residents. Removing the bank holiday restriction would bring the food waste service in line with the 'business as usual' model for all other household waste collections. In association with this, it is also necessary for the food collections to be permitted on the three Saturdays following the Christmas Holidays to ensure the service can continue over the period and 'catch up' from the 2-day break. It was stated in the approved condition that there would be additional operating hours only on the Saturday after Bank or Public Holidays, which was a misunderstanding, and would not be a requirement of the service.

Assessment

The primary issue in the assessment of the application is whether the change in permitted operating hours would result in an unacceptable amenity impact on nearby residential and commercial/ civic occupiers and users.

It is noted that the restriction was placed as standard, in line with the application form that was submitted, rather than due to potential amenity impacts. However, it is noted that one nearby resident has raised concern relating to noise and disturbance in particular, and the additional impact should be considered.

Policy 33 of the HDPF requires development is designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land, including through noise, whilst having regards to the sensitivities of surrounding development.

There is a current planning application under consideration at the adjacent former Fire Station (DC/25/1266: Demolition of existing buildings and the erection of a 75-bed care home (Class C2)). Whilst no decision has been made on this application, the prospect of a sensitive residential use at this site is considered to be a material consideration for this application, and vice versa. The other surrounding sites are in commercial/ community uses including Horsham Police Station, Horsham Hospital and the Law Courts. There are residential dwellings on Hurst Road.

The site is to be used as a 'second workshop' to facilitate the service and repair needs of the additional food waste vehicles (currently estimated to be 15 vehicles). The site will have its own staff of around 4 people who are based there and visiting drivers/ crew members when required. The vehicles will not be garaged on site, but attend the site when required for service/ maintenance or rear wash down.

Although the site is situated within an area dominated by civic/ community buildings, there are residential dwellings along Hurst Road and to the rear behind the police station, as well as potentially in the future to the front of the site at the fire station. As the site is limited by condition 10 to a E(g)(iii) use, specifically for the repair and maintenance of municipal vehicles (including food waste vehicles) only and for no other purposes whatsoever, this does give the LPA some control in the future as to who can use the site for this purpose- municipal vehicles only. In this instance the site is also subject to the following conditions that are considered to protect the amenity of any nearby residents:

5 Regulatory Condition: No externally located plant or equipment shall be installed or operated without the prior written approval of the Local Planning Authority by way of formal application.

6 Regulatory Condition: Other than for the washing of vehicles, no power tools or other machinery shall be used in the open air/ external spaces without the prior written approval of the Local Planning Authority by way of formal application.

7 Regulatory Condition: Doors to the workshop shall be kept closed at all times while plant, machinery or other powered equipment is in use.

8 Regulatory Condition: No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

If the hours were to be extended, in line with operational requirements, these conditions would continue to help to protect any amenity concerns. These are considered to be sufficient to protect the amenity of nearby residents. It is also recommended that the amended condition refers to the Bank Holiday operating hours being for Food Waste Vehicles only, so as to ensure the activity is limited to the operational requirements only.

Conclusion

The proposed use of the site has been established through the granting of DC/25/1840 and will support the statutory requirement for the Council to deliver its food waste service. This is an important material consideration. The site is considered to be in an appropriate location for a light industrial use of this nature, and subject to the conditions recommended to protect amenity and ensure the appropriate management of surface water (as discussed in the original application), the proposal to extend the operating hours to be in line with the operational requirements, is considered acceptable and in conformity with the development plan and material considerations.

Recommendation: Application Permitted

Conditions:

- 1 Plans list
- 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 washing of vehicles shall take place until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).
- 4 **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).
- 5 **Regulatory Condition:** No externally located plant or equipment shall be installed or operated without the prior written approval of the Local Planning Authority by way of formal application.

Reason: To safeguard the amenities of the adjacent residents and users and in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 6 **Regulatory Condition:** Other than for the washing of vehicles, no power tools or other machinery shall be used in the open air/ external spaces without the prior written approval of the Local Planning Authority by way of formal application.

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

- 7 **Regulatory Condition:** Doors to the workshop shall be kept closed at all times while plant, machinery or other powered equipment is in use.

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

- 8 **Regulatory Condition:** No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

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

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

- 0700 hours and 1800 hours on Mondays to Fridays inclusive,
- 0700 hours and 1600 hours on up to three Saturdays after Christmas Day,
- 0700 hours and 1600 hours on Bank Holidays (Food Waste Vehicles only)
- and not on Sundays, or any other Saturday.

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

- 10 **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 be used for E(g)(iii) specifically for the repair and maintenance of municipal vehicles (including food waste vehicles) only and for no other 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 to protect the amenities of nearby occupiers under Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant

The applicant should ensure that Trade Effluent Consent has been obtained before the connection to the public sewerage network can be approved by Southern Water. Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services.

Note to Applicant

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.

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/26/0090

(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
Supporting Statement	Planning	NONE	21.01.2026
Location plan		AMS/01	14.01.2026

Plans List for DC/25/1840

Plan Type	Description	Drawing Number	Received Date
Location plan		HPHR/06	04.11.2025
Block plan		AMS/01	13.11.2025
Floor plan	Existing ground floor	0458 / 100	04.11.2025
Floor plan	Proposed ground floor	0458 / 101	04.11.2025
Elevation plan	Proposed SE and NE	0458 / 102	04.11.2025
Elevation plan	Proposed NW and SW	0458 / 103	04.11.2025
Plans	Site access arrangement	ITB210461-GA-001	04.11.2025
Plans	Swept path analysis - DAF XB with food waste body	ITB210461-GA-002	04.11.2025
Plans	Swept path analysis - medium panel van	ITB210461-GA-003	04.11.2025
Plans	Swept path analysis - fire appliance	ITB210461-GA-004	04.11.2025
Supporting Statement	Contamination report	A12570/1.0	04.11.2025
Supporting Statement	Transport statement	ITB210461-001	04.11.2025
Supporting Statement	Planning statement	NONE	04.11.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 03.03.2026

Authorising Officer sign/initial Adrian Smith Date: 04/03/2026