



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0975

Broomers Hill Park, Broomers Hill Lane, Codmore Hill, West Sussex, RH20 2RY

DESCRIPTION:

Variation of conditions 19, 20, 22, 23, 24, 30, 31, 36, 38, 39, 40, 42 and 43 of previously approved application reference DC/13/1048 (Proposed development of 10 No. B1/B8 units with 55 parking spaces, 2 disabled spaces & 10 LGV parking spaces and outline consent for a further B1/B8 unit with 10 car parking spaces) to combine the two approved buildings comprising 10 no. units into one single building of 10 no. units (the full plans element of the permission).

SITE AND SURROUNDINGS

The site is in a countryside location and to the south of Broomers Hill, to the east of Stane Street and to the west of the railway line. The application site consists of hardstanding used for car parking and grassed vegetation with treed fringes. There are open fields to the south of the site which are broken up by hedgerows and native trees. This land to the south is currently allocated for new employment under Policy 7 of the Pulborough Neighbourhood Plan. The western side of the site consists of the existing Broomers Hill Park. Industrial Estate. There are currently 4 main buildings on the site in B1, restricted B2 and B8 uses. There is a main vehicular access point via Broomers Hill Lane and parking is adjacent to the buildings and to the eastern side of the site.

According to Environment Agency flood mapping, the site lies in Flood Risk Zone 1 and not subject to surface water flood risk (accounting for climate change) (unchanged from the time of the original permission DC/13/1048).

RELEVANT PLANNING HISTORY:

DC/13/1048	Proposed development of 10 No. B1/B8 units with 55 parking spaces, 2 disabled spaces & 10 LGV parking spaces and outline consent for a further B1/B8 unit with 10 car parking spaces.	Permitted 24.09.2013.
DC/16/2006	Reserved matters pursuant to DC/13/1048 (Proposed development of 10 No. B1/B8 units with 55 parking spaces, 2 disabled spaces & 10 LGV parking spaces and outline consent for a further B1/B8 unit with 10 car parking spaces) and seeks confirmation of compliance with conditions 2, 4, 11, 13, 16 and 18 of outline permission DC/13/1048.	Permitted 21.12.2016.
DISC/16/0198	Approval of details reserved by conditions 20, 22, 23, 24, 30, 31, 34, 36, 38, 39, 42 and 43 on DC/13/1048.	Conditions 20, 39 and 43 permitted 21.09.2016. Condition 24 permitted 19.09.2016. Condition 30 permitted 30.08.2016. Conditions 31, 36, 38 and 42 permitted 19.08.2016. Condition 34 permitted 16.08.2016. Conditions 22 and 23 not permitted.
DC/25/1318	Application to confirm the existing development relating to the commencement of works granted by planning permission	Permitted 19.12.2025.

ref. DC/13/1048 and reserved matters
approval ref. DC/16/2006 (Lawful
Development Certificate - Existing).

DESCRIPTION OF THE APPLICATION

Planning application DC/13/1048 was permitted on 24th September 2013. This allowed permission for the development of 10 No. B1/B8 units with 55 parking spaces, 2 disabled spaces & 10 LGV parking spaces and outline consent for a further B1/B8 unit with 10 car parking spaces at Broomers Hill Park, Codmore Hill. This permission was confirmed as implemented under planning application DC/25/1318 on 19th December 2025.

DC/13/1048 was a hybrid application, which split the site into two areas:

- Part A – Outline Application
- Part B - Full Application

The boundaries of these have been demonstrated in Figure 1 below:

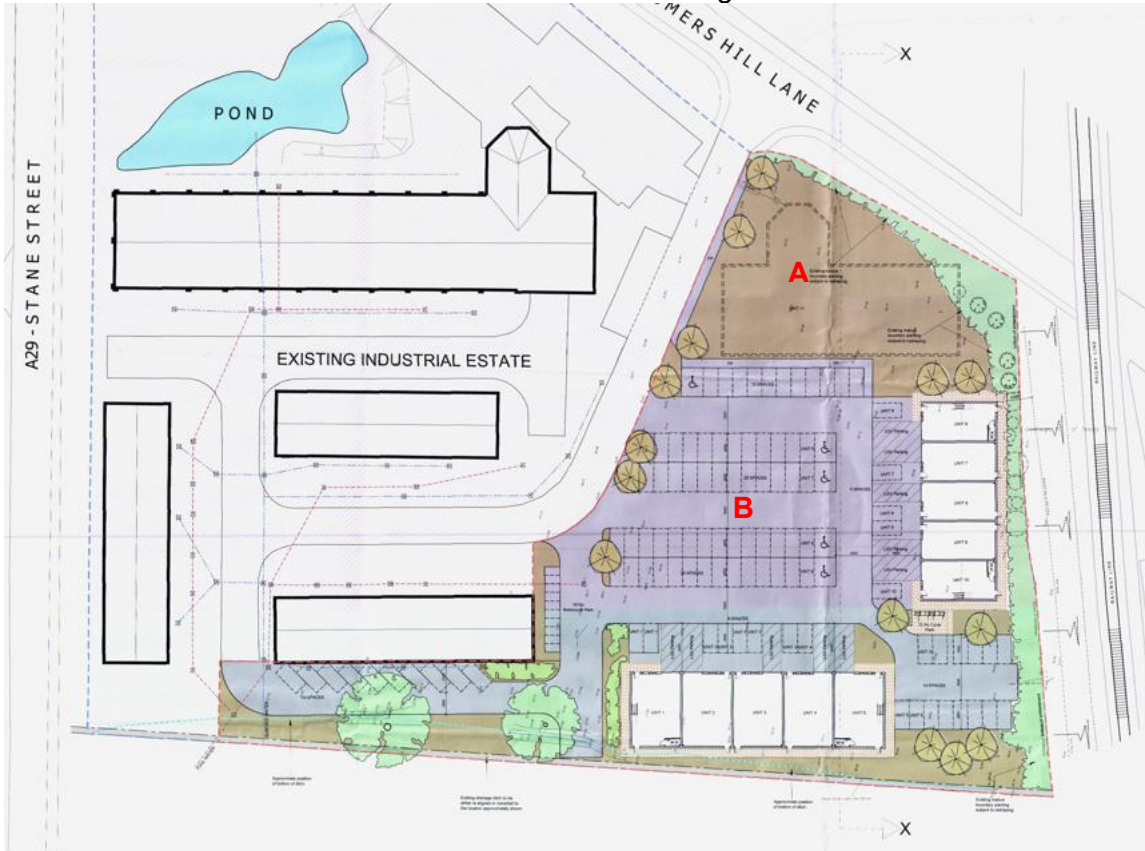


Figure 1. Proposed site plan taken from DC/13/1048 showing Part A to the north and Part B to the south.

An application to discharge conditions 20, 24, 30, 31, 34, 36, 38, 39, 42 and 43 of DC/13/1048 for Part B was previously permitted under DISC/16/0198 in August and September 2016. Conditions 22 and 23 were included in the application but were not discharged.

This application is made under Section 73 of the Town and Country Planning Act and seeks to vary the details approved to discharge conditions 19, 20, 22, 23, 24, 30, 31, 36, 38, 39, 40, 42 and 43 relating to the permission granted under DC/13/1048 to allow for a revised layout for Part B.

The revised layout involves grouping the 10 units into 1 building instead of 2 and associated updates to approved infrastructure and landscape of the full plans element of the permission, comprising:

- no longer culverting the stream at the southern end of the site
- retaining 9 trees along the eastern boundary previously identified for removal

- ecological enhancements not included in the extant permission including provision of bird and bat boxes, low level lighting and improved landscape features
- updated drainage design to meet modern requirements

The new consolidated building is in a new location on the site but references the scale and building form previously approved, including in terms of fenestration and servicing of units (roller shutter door arrangement etc).

The new consolidation building will continue to deliver the previously permitted 10 no. units of the full plans phase of the approved development with 55 parking spaces, 2 disabled spaces & 10 LGV parking spaces (and outline consent for a further B1/B8 unit with 10 car parking spaces), so this section 73 application does not seek to amend the development description of the original permission.

A suite of drawings and reports have been submitted as part of this application which detail the revised layout, infrastructure and landscaping, alongside certain updated control documents (such as the Construction Management Plan) and ecology evidence.

The original planning permission pre-dates the Council's adoption of Community Infrastructure Levy and statutory Biodiversity Net Gain, so neither legislative matters apply to this Section 73 application.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF Aug 2026):

S3: Presumption in favour of sustainable development
 S4: Principle of development within settlements
 S6: Neighbourhood plans and the presumption
 CC2: Mitigation of climate change
 CC3: Adaptation to climate change
 E2: Meeting the need for business land and premises
 E3: Freight and logistics
 DP3: Key principles for well-designed places
 DP4: The design process
 TR3: Locating development in sustainable locations
 TR4: Street design, access and parking
 TR6: Assessing transport impacts
 P2: Ground conditions
 P3: Living conditions and pollution
 P4: Impact of development on existing activities
 F8: Sustainable drainage systems and watercourses
 N2: Improving the natural environment
 N3: Trees in new development
 N6: Areas of particular importance for biodiversity and geodiversity

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
 Policy 2 - Strategic Policy: Strategic Development
 Policy 3 - Strategic Policy: Development Hierarchy
 Policy 4 - Strategic Policy: Settlement Expansion
 Policy 7 - Strategic Policy: Economic Growth
 Policy 9 - Employment Development

 Policy 24 - Strategic Policy: Environmental Protection
 Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
 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

Pullborough Parish Neighbourhood Plan (2025):

Policy 7: Broomers Hill Industrial Estate, Codmore Hill
Policy 15: Design

Planning Advice Notes:

Shaping Development in Horsham District (Sept 2025)
Biodiversity and Green Infrastructure

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (HDC, September 2017)
Community Infrastructure Levy (CIL) Charging Schedule (HDC, 2017)
SPG (2003 as amended Sep 2020) - revised county parking standards and transport contributions methodology

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 Arboricultural officer: No Objection.

HDC Drainage Engineer: No Objection.

HDC Economic Development: No Objection.

HDC Environmental Health: No Objection subject to additional condition.

HDC Landscape Architect: No Objection.

OUTSIDE AGENCIES

Ecology Consultant: No Objection.

Natural England (Bats): No Comment.

Southern Water: No Objection

[Summary] Southern Water are satisfied with submitted information for discharge of condition 30 and no objections to other conditions.

WSCC Highways: No Objection

[Summary] Amendments would not result in any increased impact on the local highway network beyond that already accepted. Similarly, means of access and proposed number of parking spaces is also not to change. Parking Standards have been updated but parts on employment/business largely the same and parking provisions are considered appropriate. Other changes to cycle parking and CMP acceptable.

Network Rail: Comment

[Summary] Network Rail requests applicant engages with Network Rail prior to works commencing.

Environment Agency: No views received.

District Newt Licensing: No Comments.

PUBLIC CONSULTATIONS

Representations:

None received.

Parish Comments:

Pulborough Parish Council: Support

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

The National Planning Policy Framework Aug 2026 and relevant Planning Practice Guidance (PPG, updated) states within the Flexible Options for Planning Permissions chapter, that an application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. Whilst a consent under S73 of the Act creates a new planning permission for the site, government guidance set out in the PPG is clear that only the matters being amended are to be considered. It is not the purpose or function of a S73 consent to revisit the principle of development on the site.

Accordingly, the principle of development on this site remains settled and acceptable, along with all other matters not subject to these proposed amendments, and there are no material planning considerations that would indicate otherwise after approval of the original planning permission DC/13/1048. This includes:

- Adoption of the National Planning Policy Framework (August 2026)
- Adoption of the current Development Plan (Horsham District Planning Policy Framework in 2015 and the Pulborough Parish Neighbourhood Plan made on 08 October 2025).
- Progress on the emerging Horsham District Local Plan and adoption of the Shaping Development in Horsham District advice note (Sept 2025) which replaces Facilitating Appropriate Development Advice Note (2022)
- Updates to the Environment Agency flood risk mapping and the Local Highway Authority (West Sussex County Council) Parking Standards.

Whilst the planning policy context at national and local level has undergone substantial policy regime change since the original permission (which is now of some age), the main considerations are whether the removal/variation of conditions sought is acceptable having regard to the development and all other relevant material planning considerations.

Material Planning Considerations

Amended Design and Layout

Consolidation of two buildings into one, results in a new building on site in a different location on the site and changed scale and massing from that previously approved. However, the overall building height, and form closely and arrangement of exterior roller shutter doors and fenestration, all resembles that of previously approved, and the amendments have been accommodated with only minor

adjustment to the overall layout of various components to the new business park, including how the units are provide for parking, circulation, and HGV servicing.

This ensures existing field boundaries are retained, and the proposal will remain an appropriate transition from the development site to wider open countryside and minimise visual impact and conserve the setting of Listed Buildings and ensure the amenities of neighbouring occupiers (including the residential neighbour beyond the railway line) are not harmed to any greater degree than previously accepted. All this would represent compliance with Policies 7 and 15 of the Pulborough Parish Neighbourhood Plan.

Ecology

It is necessary to address changed circumstance related to ecological matters that are material planning considerations that have arisen since the original permission, which is now of some date.

- Protected and Priority Species and Habitats

To inform this Section 73 application, GreenLink Ecology Ltd. was commissioned to document the ecological and protected species survey work that has been completed for the site, and to detail the mitigation and enhancement measures that have been/will be implemented for the site.

The conclusions of this (on habitats, bats, breeding birds, Great Crested Newt, hazel dormouse, hedgehog, reptiles, alongside identified mitigation and enhancement), are set out in the applicant's submitted Ecological Impact Assessment dated 3rd June 2026, which has been reviewed by the Council's consultant Ecologist who is satisfied with the changes relating to ecology that affect Conditions 22 and 23 (landscape) and comprise: No longer culverting the stream, retaining the trees on the eastern boundary due to moving the building, and introducing a range of ecological enhancements, including bird and bat boxes, low level lighting and improved landscape features. Based on the Assessment findings, support is given to the application for variation in conditions.

- Water Neutrality

As set out in the November 2023 committee report, Horsham District is situated in an area of serious water stress, as identified by the Environment Agency. In September 2021, Natural England released a Position Statement which advised all local authorities within the Sussex North Water Supply Zone that it cannot be concluded that existing water abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites near Pulborough. The Position Statement advised the affected local authorities that developments within the Sussex North Supply Zone must not therefore add to this impact, and to achieve this, all proposals must demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

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'. 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. It is though recognised that Southern Water have separately made significant water savings in 2024/25 through a programme of leakage reduction which 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.

Officers have undertaken a new Appropriate Assessment which demonstrates that the anticipated mains water consumption from this development (without mitigation the total proposed water usage for 23.28 occupants is calculated as 935 litres per day), alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Natural England has been consulted on this approach of using the 2024/25 Southern Water efficiency savings to offset new development. In response, Natural England have provided standing advice which

confirms that they consider the 3,240,000 litres per day of water savings made by Southern Water to be reliable such that they have no objection to his capacity being used to offset development proposals.

Accordingly, 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 the NPPF and Policy 7 of the Pulborough Parish Neighbourhood Plan.

– *The Mens SAC*

The Mens SAC (Sussex bat SAC), The Ebernoe Common SAC lie within West Sussex and the Impact Risk Zones identified by Natural England includes Horsham District. Barbastelle bats may commute and forage along the treelines onsite and therefore the site could be important for Barbastelle bats within the bat sustenance zone of a bat SAC designated for this Appendix II species. However, impacts from disturbance with regards to increased levels of lighting and loss of connectivity on foraging and commuting Barbastelle bats, as qualifying feature of both The Men's SAC and Ebernoe Common SAC have already been screened in for further assessment from the development alone.

The implementation of an ecologically sensitive lighting scheme which specifies that lighting should comply with Bat Conservation Trust and the Institution of Lighting Professionals, including the measures recommended by GN:08/23 (ILP) (Ecological Impact Assessment (Greenlings, June 2026)). Securing the changes relating to the S.73 application which relate to ecology affect Conditions 22 and 23 (landscape) and comprise:

- No longer culverting the stream
- Retaining the trees on the eastern boundary due to moving the building
- Introducing a range of ecological enhancements, including bird and bat boxes, low level lighting and improved landscape features

The avoidance and mitigation measures are considered appropriate to avoid adverse effects on the integrity of the interest features (Barbastelles) of The Men's SAC likely to occur within the site. The measures will be secured by a condition of any consent.

Having considered the proposed avoidance and mitigation measures above, Horsham District Council concludes that, the project will avoid an Adverse Effect on the Integrity of the Habitats sites listed in this assessment, either alone or in combination with other plan and projects. Having made this appropriate assessment of the implications of the project for the sites in view of those sites' conservation objectives and having consulted Natural England and fully considered any representation received where necessary, the authority may now agree to the project under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and the NPPF.

Lawful implementation and Updating and editing of Condition Suite

A decision notice describing the new permission made under section 73 should set out all the conditions imposed on the new permission, and, for the purpose of clarity restate the conditions imposed on earlier permissions that continue to have effect.

DC/13/1048 was subject to a suite of conditions imposed to make the development acceptable by adequate provision of measures to deal with a host of environmental considerations, securing various mitigations and enhancements via prescriptive requirements. This relates to both the Outline and the Full elements of the hybrid permission as well as construction and operational phases of the development.

Regarding these, it continues to be that all conditions imposed other than those sought to be varied as set out in paragraphs set out below, continue to meet the statutory tests for re-imposing where necessary and this will be the case when planning permission is re-issued and as a consequence of this two additional conditions are included, the first in regard to Ecology and The Mens SAC and the second in regard to building plant noise, and third verification of SuDs undertaken.

It is confirmed the 2013 permission has been lawfully implemented (DC/25/1318). The condition suite is to be updated to reflect this, and that certain details pursuant to the requirements of pre-

commencement conditions of that permission have been subsequently agreed, as well as update wording to accord with relevant good practice and guidance on technical matters.

Condition 19 Commencement of development

Condition 19 under DC/13/1048 read as follows:

The development hereby permitted shall be begun 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.

DC/25/1318 dated 19th December 2025 permitted a lawful development certificate for the commencement of development at the site, including part a and b, of 23rd of September 2016.

Therefore, Condition 19 is proposed to read:

N/A

Condition 20 Materials

Condition 20 under DC/13/1048 read as follows:

No development shall be commenced unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls and roofs of the proposed building(s) have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

Reason: 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).

Condition 20 was discharged under ref: DISC/16/0198 dated 21st September 2016. A Materials Schedule and accompanying manufacturer's specifications (walls, windows, roller shutters and roof) by Place By Design was approved.

This s73 application seeks to amend the approved schedule of materials, with a revised Material Schedule dated 14th May 2026 submitted. The external walls are proposed to be finished in a local red brick from ground to floor plinth and light grey cladding above. The roof is also proposed to be light grey composite, the windows are proposed to be slate grey, and the roller shutters are proposed to be luminous green. This is the same colour and material palette as previously approved under DISC/16/0198 and therefore the revised proposed Material Schedule is acceptable.

Condition 20 is therefore proposed to read:

The development hereby permitted shall be carried out in accordance with the approved Materials Schedule dated 14th May 2026.

Reason: 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) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

Conditions 22 Hard and Soft Landscaping

Condition 22 under DC/13/1048 reads as follows:

Prior to the commencement of the development full details of hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These details

shall be submitted concurrently as a complete scheme, unless otherwise agreed with the Local Planning Authority, and shall comprise:

- o A detailed plan and specification for topsoil stripping, storage and re-use on the site in accordance with recognised codes of best practice*
- o Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers*
- o Tree pit and staking/underground guying details*
- o A written hard and soft specification (National Building Specification compliant) of planting (including ground preparation, cultivation and other operations associated with plant and grass establishment)*
- o Existing and proposed levels for all external soft and hard landscape areas*
- o Hard surfacing materials: layout, colour, size, texture, coursing and levels*
- o Walls, fencing and railings: location, type, heights and materials*
- o Minor artefacts and structures - location, size and colour and type of street furniture, signage, refuse units and lighting columns and lanterns.*

The approved scheme shall be implemented in full accordance with these details. Planting shall be carried out according to a timetable to be agreed in writing with the Local Planning Authority prior to commencement of the development. Any plants which within a period of 5 years die, are removed, or become 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 in the interests of amenity in accordance with Policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

This s73 application seeks to vary the wording of condition 22 to allow development to be carried out in accordance with hard and soft landscaping details submitted with this application. The details comprise of a suite landscape drawings, Hard and Soft Landscape Proposals 1810-L90-200 Rev E, Detailed Planting Plan 1810-L90-300 Rev B, Top Soil Depths 1810-L90-301 Rev B, Tree Pit Details 1 of 3 1810-L90-302 Rev A, Tree Pit Details 2 of 3 1810-L90-303 Rev A, Tree Pit Details 3 of 3 1810-L90-304 Rev A, Trees and Services L90-305 Rev A, and Proposed External Lighting L90-306 Rev C.

The Council's Landscape Architect has reviewed the initial submission and recommended amendments to provide additional detail and meet current standards. The applicant has made the amendments accordingly and the Landscape Architect is now satisfied the details address the requirements of condition 22 (and now, additionally, Policy 7 of the Pulborough Parish Neighbourhood Plan).

Condition 22 is therefore proposed to read:

The hard and soft landscaping of the development hereby permitted shall be carried out in accordance with the approved Hard and Soft Landscape Proposals 1810-L90-200 Rev E, Detailed Planting Plan 1810-L90-300 Rev B, Top Soil Depths 1810-L90-301 Rev B, Tree Pit Details 1 of 3 1810-L90-302 Rev A, Tree Pit Details 2 of 3 1810-L90-303 Rev A, Tree Pit Details 3 of 3 1810-L90-304 Rev A, Trees and Services L90-305 Rev A, and Proposed External Lighting L90-306 Rev C.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) 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 outside of private gardens, 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 in the interests of amenity and to protect roots of important trees and hedgerows on the site in accordance with Policies 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

Condition 23 Landscape Management and Maintenance

Condition 23 under DC/13/1048 reads as follows:

Prior to the commencement of development a detailed long term Landscape Management and Maintenance Plan for all landscape areas shall be submitted to and approved by the Local Planning Authority in writing. The plan shall include:

- o Aims and Objectives*
- o A description of Landscape Components*
- o Management Prescriptions*
- o Details of maintenance operations and their timing*
- o Details of the parties/organisations who will be maintain and manage the site, to include a plan delineating the areas that they will be responsible for The plan shall demonstrate full integration of landscape, biodiversity and arboricultural considerations.*

The areas of planting shall thereafter be retained and maintained in perpetuity in accordance with the approved Landscape Management and Maintenance Plan, unless any variation is approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity and nature conservation in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

This s73 application seeks to vary the wording of condition 23 to allow development to be carried out in accordance with the Landscape Management and Maintenance Plan details submitted with this application. The details comprise a Landscape Management Plan Rev C.

The Council's Landscape Architect reviewed the initial submission and recommended amendments to provide additional detail and meet current standards. The applicant has made the amendments accordingly and the Landscape Architect is satisfied that this control document as revised addresses the requirements of condition 23 (and now, additionally, Policies 7 and 15 of the Pulborough Parish Neighbourhood Plan.

Condition 23 is therefore proposed to read:

The landscaping of development hereby permitted shall be managed and maintained in accordance with the approved Landscape Management Plan Rev C.

Reason: To ensure a satisfactory development in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

Condition 24 Underground services

Condition 24 under DC/13/1048 read as follows:

Prior to the commencement of the development full details of all underground services, including the position/layout, sizes and depths of service ducts, pipes, soakaways, manhole covers, and any above ground boxes/units shall be submitted to and approved by the Local Planning Authority in writing. These details shall demonstrate effective coordination with the landscape scheme submitted pursuant to conditions 4 and 5, and with existing trees on the site by submission of a plan overlaying these details on the landscape scheme. All such underground services shall be installed in accordance with the approved details.

Reason: To protect roots of important trees and hedgerows on the site in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007) and in the interests of visual amenity.

Condition 24 was discharged under ref: DISC/16/0198 dated 19th September 2016. A Plan showing trees in relation to services ref. 2250/113 (by CSA Environmental) was approved.

This s73 application seeks to amend the previously approved underground services details required by condition 24. A drawing Trees and Services ref. 1810-L90- 305A has been submitted, which illustrates the proposed drainage layout and trees, including their root protection areas (RPA). The HDC Tree Officer raised concerns over the proximity of the new drainage run to a retained English Oak tree (T4). Accordingly, the proposed drainage layout (drawing ref: 4528 – 502 REV D) has been updated so the pipework no longer represents unacceptable incursion into T4's RPA, thereby addressing the concerns. The HDC Drainage Consultant raises no objection to the proposed drainage strategy.

Condition 24 is therefore proposed to read:

The development hereby permitted shall be carried out in accordance with the approved drawing ref: 4528 – 502 Rev D Proposed Surface Water Drainage Layout and the Arboricultural Implications Report (SJA air 25568-01b).

Reason: To protect roots of important trees and hedgerows on the site in accordance with policies 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

Condition 30 Surface Water Drainage

Condition 30 under DC/13/1048 read as follows:

Full details of means of surface water drainage to serve the development shall be submitted to and agreed in writing by the Local Planning Authority prior to works commencing on development. The scheme agreed shall be implemented strictly in accordance with such agreement unless subsequent amendments have been agreed with the Local Planning Authority.

Reason: To ensure that the development is properly drained.

Condition 30 was discharged under ref: DISC/16/0198 dated 30th August 2016. Planning Stage Engineering Details & Drainage Strategy Layout ref. 4528/SK100 rev. A (by Cole Easdon Consultants) was approved.

This s73 application seeks to amend the previously approved details required by condition 30. A revised Surface Water Drainage Layout ref: 4528 - 502(B) and Flood Risk Drainage Strategy has been submitted. In response to concerns raised by the HDC Tree Officer, the proposed drainage layout (drawing ref: 4528 – 502 REV D) was updated to move the drainage pipework from the Root Protection Area of T4. A technical response to address comments on the proposed runoff rate from the HDC Drainage Consultant was also submitted alongside the revised drainage layout. This explains that a greenfield run off rate is not achievable, but as the site is previously developed land (PDL), it can meet the runoff rate for PDL and notably that the proposed runoff rate is an improvement from that previously approved. Following this, the HDC Drainage Consultant raises no objection to the proposed drainage layout and strategy.

Condition 30 is therefore proposed to read:

The development hereby permitted shall be carried out in accordance with the approved drawing ref: 4528 – 502 Rev D Proposed Surface Water Drainage Layout and Flood Risk Drainage Strategy.

Reason: To ensure that the development is properly drained in accordance with Policy 38 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

Condition 31 Travel Plan Statement

Condition 31 under DC/13/1048 read as follows:

Before development commences on site a Travel Plan Statement (TPS) shall be submitted to and approved by the Local Planning Authority in writing.

Reason: To secure access by alternative means other than the car to the site

Condition 31 was discharged under ref: DISC/16/0198 dated 19th August 2016. Travel Plan Statement (by White Young Green) was approved.

This S73 application seeks to substitute the previously approved travel plan, with a revised Travel Plan Statement Issue 3 dated 3rd June 2026 (TPS) submitted. The revised TPS reflects the amended proposals and updated WSCC guidance on travel plans, and includes updated aims and actions to increase car sharing, walking, cycling and use of public transport. Management and monitoring are also proposed as part of the TPS. WSCC Local Highway Authority (LHA) has reviewed the Travel Plan and raises no objection. Whilst, in accordance with updated WSCC practice, a monitoring fee has been requested, the advice from the LHA is that the proposed number of parking spaces is not changed and parking Standards have been updated but parts on employment/business (which remain of the previously approved planning uses) are largely the same and parking provisions are considered appropriate. In this circumstance, it is not considered necessary to require a monitoring fee to a development that is essentially unchanged in terms of the degree of management and monitoring previously deemed acceptable without the imposing of an additional burden of cost recovery.

Condition 31 is therefore proposed to read:

The development hereby permitted shall be carried out in accordance with the approved Travel Plan Statement Issue 3 dated 3rd June 2026.

Reason: To secure access by alternative means other than the car to the site in accordance Policy 40 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

Condition 36 Cycling Provision

Condition 36 under DC/13/1048 read as follows:

Before development commences, details of the provision of facilities for the parking of cycles shall be submitted to and approved by the Local Planning Authority and the facilities so provided shall be thereafter retained solely for that purpose.

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

Condition 36 was discharged under ref: DISC/16/0198 dated 19th August 2016. Proposed Site Plan ref. 1749/1210 and Cycle Storage ref. 1749/600 was approved.

This S73 application seeks to amend those previously approved details, with revised drawing ref: 1749_3600 Cycle Store Plans and Elevations submitted. This show 12 no. covered cycle spaces to be located at the east end of the building. WSCC Highways considered this cycling parking provision to be compliance with its updated standards to encourage travel by means other than motor car and therefore, the proposed cycling infrastructure is acceptable.

Condition 36 is therefore proposed to read:

The development hereby permitted shall be carried out in accordance with the approved drawing ref: 1749_3600 Cycle Store Plans and Elevations.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

Condition 38 Construction Phasing Plan

Condition 38 under DC/13/1048 read as follows:

A Construction Phasing Plan setting out the details of the phased delivery of the development shall be submitted to and approved in writing by the Local Planning Authority (such details to include service delivery). The development shall be carried out in full accordance with the approved Construction Phasing Plan thereafter.

Reason: To ensure the delivery of the development and in accordance with Policies DC9 and DC40 of the General Development Control Policies 2007.

Condition 38 was discharged under ref: DISC/16/0198 dated 19th August 2016. Phased Construction Plan ref. PCP-01 (by Philips Surveyors) was approved.

In this s73 application it is explained that the intent is for completion of the development to proceed firstly within part B then part A, which is reflected in the hybrid nature of the permission (with the Full plans coming forward firstly), without intent for further sub-phasing. Given the simplest approach to phasing, which reflects the nature of permission, it is judged a stand-alone Construction Phasing Plan is not necessary to make the development acceptable in planning terms, and it is agreed that Condition 38 be deleted.

Condition 38 is therefore proposed to read:

N/A

Condition 39 Finished Flood Levels

Condition 39 under DC/13/1048 read as follows:

Before development commences precise details of the finished floor levels of the development in relation to a nearby datum point shall be submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: To control the development in detail in the interests of amenity and in accordance with policy 33 of the Horsham District Planning Framework (2015).

Condition 39 was discharged under ref: DISC/16/0198 dated 21st September 2016. Planning Stage Engineering Details & Drainage Strategy Layout ref. 4528/SK100 rev. A was approved.

This s73 application seeks for completeness sake, to substitute the previously approved drawing with a revised drawing ref: 4528 – 502 REV D Proposed Surface Water Drainage Layout and Flood Risk Drainage Strategy, which evidences the proposed finished floor levels are unchanged from those previously approved.

Condition 39 is therefore proposed to read:

The finished floor levels of the development hereby permitted shall be carried out in accordance with the approved drawing ref: 4528 – 502 Rev D Proposed Surface Water Drainage Layout.

Reason: To control the development in detail in the interests of amenity and in accordance with policy 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

Condition 40 Car Parking

Condition 40 under DC/13/1048 read as follows:

No part of the development indicatively shown as site B on the approved plan shall be first occupied until the parking spaces (car, light goods vehicle, motorcycle, and cycle) have been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking spaces for the use and in accordance with Policy DC40 of the General Development Control Policies 2007.

This s73 application seeks to vary the wording of condition 40 to allow development to be carried out in accordance with the revised site layout. WSCC Highways notes that while WSCC Parking Standards were updated in 2019, the guidance relating to employment/business units remains largely the same as when the 2013 application was assessed and as the floorspace and use types are not proposed to change as part of the proposed development, the proposed parking provisions are judged to be acceptable in providing sufficient parking space to adequately serve the development. Therefore, WSCC Highways raise no objection to the revised car parking layout.

Condition 40 is therefore proposed to read:

No part of the development on the approved plan shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To ensure a satisfactory development in the interests of amenity in accordance with policies 33 and 41 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

Condition 42 Construction Management Plan

Condition 42 under DC/13/1048 read as follows:

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- *the anticipated number, frequency and types of vehicles used during construction,*
- *the method of access and routing of vehicles during construction,*
- *the parking of vehicles by site operatives and visitors,*
- *the loading and unloading of plant, materials and waste,*
- *the storage of plant and materials used in construction of the development,*
- *the erection and maintenance of security hoarding,*
- *the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),*
- *details of public engagement both prior to and during construction works.*

Reason: In the interests of highway safety and the amenities of the area in accordance with Policies DC9 and DC40 of the General Development Control Policies 2007.

Condition 42 was discharged under ref: DISC/16/0198 dated 19th August 2016. Construction Management Plan (by Philips Surveyors) was approved.

This s73 application seeks to amend the approved details required by condition 42, with a revised Construction Management Plan Rev B submitted.

The HDC Environmental Health Officer (EHO) reviewed the revised Construction Management Plan (CMP) Rev B and recommended it reflect updated relevant guidance and practice on air quality and noise, as well as a commitment to undertake daily noise and dust site checks. To address this, revised CMP Rev E was submitted. The EHO has confirmed that CMP Rev E is satisfactory. WSCC Highways considered the construction management plan to be acceptable and therefore raise no objection.

Condition 42 is therefore proposed to read:

The development hereby permitted shall be carried out in accordance with the approved Construction Management Plan Rev E.

Reason: In the interests of highway safety and the amenities of the area in accordance with 33 of the Horsham District Planning Framework (2015).

Condition 43 BREEAM certification

Condition 43 under DC/13/1048 read as follows:

Prior to the commencement of the development hereby approved details of the proposed construction methods incorporating sustainable construction techniques to achieve a BREEAM very good rating shall be submitted to and approved in writing by the Local Planning Authority. Thereafter works shall be undertaken in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainability and in accordance with Policy 37 of the Horsham District Planning Framework (2015).

Condition 43 was discharged under ref: DISC/16/0198 dated 21st September 2016. BREEAM UK New Construction 2014 Preassessment report was approved.

This s73 application seeks to amend the approved details required by condition 43, with a revised Energy Statement and Sustainability Statement (by Sol Environmental) submitted. Amongst other measures, this sets out that the proposed development will achieve a 64% CO2 emissions saving and a 70% energy saving over a baseline building through specification of a well-insulated and airtight building fabric, limiting excessive solar gains through massing and location of internal facilities, efficient internal lighting and control systems, and renewable technologies including a 136kW roof-mounted Solar PV array.

Whilst both Statements are not explicit in the development achieving a BREEAM very good rating (unlike the previously approved Preassessment report), the incorporation of sustainable construction techniques continues to follow the principles of intent to BREEAM guidance. It is also noted that Policy 37 of the Horsham District Planning Framework (2015) does not stipulate a development must satisfy such a standard. Additionally, the proposed development does not meet the threshold (1,000 square metres GIA) for the BREEAM very good standard to apply under Policy 7 of Pulborough Parish Neighbourhood Plan.

Overall, then it is judged that taken together, the Energy and Sustainability Statements would provide for sufficient measures and offer to satisfy Policy 37.

Condition 43 is therefore proposed to read:

The development hereby permitted shall be carried out in accordance with the approved Sustainability Statement (SOL_26_S117_PSL Rev 1) and Energy Statement (SOL_26_S117_PSL Rev 1).

Reason: In the interests of sustainability and in accordance with Policy 37 of the Horsham District Planning Framework (2015).

Conclusions:

The proposed variation of the conditions sought are considered acceptable, with the weighing of the benefits of the development proposals against harms in the overall planning balance not reaching a differing outcome to that previously undertaken; indeed, the revised site layout provides several improvements from that previously approved without resulting in detrimental harms greater than that previously considered and mitigated for in the approval of DC/13/1048.

The relevant details to discharge conditions 19, 20, 22, 23, 24, 30, 31, 36, 38, 39, 40, 42 and 43 have been submitted, considered and found to be acceptable. This planning application should therefore be permitted, having regard to the current Development Plan and relevant material planning considerations as detailed in this report that have arisen since the original planning permission.

Recommendation: Application Permitted

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below as they relate to Part A and B respectively.

Outline Permission (Area A)

2. The development hereby permitted shall be carried out in accordance with the Materials Schedule dated July 2016 as approved under DC/16/2006 dated 21st December 2016.

Reason: 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) and 15 of the Pulborough Parish Neighbourhood Plan (2025).

3. 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 B8 and Class E(g) 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 as other uses on this safeguarded employment site would be contrary to Policies 7 and 9 of the Horsham District Planning Framework (2015) and Policy 7 of the Pulborough Parish Neighbourhood Plan (2025).

4. The landscaping of development identified as Part A on the drawings hereby permitted, including hard and soft landscaping and the management and maintenance of landscaping, shall be carried out in accordance with the Landscape Management Plan Rev A, drawing ref: CSA/2250/110 Tree Pit Details, drawing ref: CSA/2250/107 Soft and hard landscape proposals and drawing ref: CSA/2250/109 Rev A Topsoil Depths to Soft Landscape and Pla as approved under DC/16/2006 dated 21st December 2016.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the

development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) 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 outside of private gardens, 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 in the interests of amenity and to protect roots of important trees and hedgerows on the site in accordance with Policies 33 of the Horsham District Planning Framework (2015) and Policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

5. The [hard standing/roadways on the site in question in relation to Root Protection Areas] shall be constructed entirely above ambient ground levels using the 'no dig' technique in full accordance with BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

6. No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and as these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015) and Policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025) and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

7. The premises shall not be open for trade or business except between the hours of 0730 hours and 1800 hours Mondays to Fridays inclusive, 0800 hours and 1300 hours on Saturdays and not at any time on Sundays, Bank or public holidays.

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

8. No deliveries, loading and unloading shall take place outside of 0730 hours and 1800 hours Mondays to Fridays inclusive, 0800 hours and 1300 hours on Saturdays and no deliveries, loading or unloading shall be undertaken on Sundays or public holidays.

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

9. No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

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

10. Within 12 months from the date of this permission a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme. The development shall subsequently be

implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015) and Policy 7 of the Pulborough Parish Neighbourhood Plan (2025).

11. The development hereby permitted shall be carried out in accordance with the Travel Plan A098547 dated July 2016 as approved under DC/16/2006 dated 21st December 2016.

Reason: To secure access by alternative means other than the car to the site in accordance Policy 40 of the Horsham District Planning Framework (2015) and policy 7 of the Pulborough Parish Neighbourhood Plan (2025).

12. No produce, crates, packing materials or waste shall be stacked or stored on the site except within the buildings, without the prior approval in writing of the Local Planning Authority.

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

13. The development hereby permitted shall be carried out in accordance with the drawing ref: 600 Cycle Storage plan dated 8th July 2016 as approved under DC/16/2006 dated 21st December 2016.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015) and Policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

14. No part of the development hereby permitted shall be occupied until a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings has been submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policy 38 of the Horsham District Planning Framework (2015).

15. N/A

16. The finished floor levels of the development hereby permitted shall be carried out in accordance with drawing ref: 1210 Proposed Site Plan dated 20th July 2016 as approved under DC/16/2006 dated 21st December 2016.

Reason: To control the development in detail in the interests of amenity and in accordance with policy 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

17. No part of the development on the approved plan shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To ensure a satisfactory development in the interests of amenity in accordance with policies 33 and 41 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

18. The development hereby permitted shall be carried out in accordance with the BREEAM UK New Construction 2014 Pre-assessment report dated 18th July 2016 as approved under DC/16/2006 dated 21st December 2016.

Reason: In the interests of sustainability and in accordance with Policy 37 of the Horsham District Planning Framework (2015).

Full Permission (Area B)

19. N/A

20. The development hereby permitted shall be carried out in accordance with the approved Materials Schedule dated 14th May 2026.

Reason: 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) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

21. 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 B8 and Class E(g) 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 as other uses on this safeguarded employment site would be contrary to Policies 7 and 9 of the Horsham District Planning Framework (2015) and Policy 7 of the Pulborough Parish Neighbourhood Plan (2025).

22. The hard and soft landscaping of the development hereby permitted shall be carried out in accordance with the approved Hard and Soft Landscape Proposals 1810-L90-200 Rev E, Detailed Planting Plan 1810-L90-300 Rev B, Top Soil Depths 1810-L90-301 Rev B, Tree Pit Details 1 of 3 1810-L90-302 Rev A, Tree Pit Details 2 of 3 1810-L90-303 Rev A, Tree Pit Details 3 of 3 1810-L90-304 Rev A, Trees and Services L90-305 Rev A, and Proposed External Lighting L90-306 Rev C.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) 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 outside of private gardens, 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 in the interests of amenity and to protect roots of important trees and hedgerows on the site in accordance with Policies 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

23. The landscaping of development hereby permitted shall be managed and maintained in accordance with the approved Landscape Management Plan Rev C.

Reason: To ensure a satisfactory development in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

24. The development hereby permitted shall be carried out in accordance with the approved drawing ref: 4528 – 502 Rev D Proposed Surface Water Drainage Layout and the Arboricultural Implications Report (SJA air 25568-01b).

Reason: To protect roots of important trees and hedgerows on the site in accordance with policies 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

25. The hard standing/roadways on the site in question in relation to Tree Root Protection Areas shall be constructed entirely above ambient ground levels using the 'no dig' technique in full accordance with BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

26. No external lighting or floodlighting shall be installed other than that shown on the approved plans (drawing ref: L90-306 Rev C Proposed External Lighting and 1810 External Lighting Products and Specification). All such lighting shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and as these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015) and Policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025) and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

27. The premises shall not be open for trade or business except between the hours of 0730 hours and 1800 hours Mondays to Fridays inclusive, 0800 hours and 1300 hours on Saturdays and not at any time on Sundays, Bank or public holidays.

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

28. No deliveries, loading and unloading shall take place outside of 0730 hours and 1800 hours Mondays to Fridays inclusive, 0800 hours and 1300 hours on Saturdays and no deliveries, loading or unloading shall be undertaken on Sundays or public holidays.

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

29. No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

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

30. The development hereby permitted shall be carried out in accordance with the approved drawing ref: 4528 – 502 Rev D Proposed Surface Water Drainage Layout and Flood Risk Drainage Strategy.

Reason: To ensure that the development is properly drained in accordance with Policy 38 of the Horsham District Planning Framework (2015).

31. The development hereby permitted shall be carried out in accordance with the approved Travel Plan Statement Issue 3 dated 3rd June 2026.

Reason: To secure access by alternative means other than the car to the site in accordance Policy 40 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

32. No produce, crates, packing materials or waste shall be stacked or stored on the site except within the buildings, without the prior approval in writing of the Local Planning Authority.

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

33. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or Orders amending or revoking and re-enacting the same, the buildings shall not be extended or altered in any way, unless permission is granted by the Local Planning Authority on application in that behalf.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

34. No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with the approved Construction Management Plan Rev E and such facility shall be retained in working order and operated throughout the period of work on the site to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance, hazard or visual intrusion from material deposited on the road system in the locality.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

35. No part of the development hereby permitted shall be occupied until a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings has been submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policy 38 of the Horsham District Planning Framework (2015).

36. The development hereby permitted shall be carried out in accordance with the approved drawing ref: 1749_3600 Cycle Store Plans and Elevations.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

37. N/A

38. N/A

39. The finished floor levels of the development hereby permitted shall be carried out in accordance with the approved drawing ref: 4528 – 502 Rev D Proposed Surface Water Drainage Layout.

Reason: To control the development in detail in the interests of amenity and in accordance with policy 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

40. No part of the development on the approved plan shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To ensure a satisfactory development in the interests of amenity in accordance with policies 33 and 41 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

41. The development hereby permitted shall be carried out in accordance with the approved Travel Plan Statement Issue 3 dated 3rd June 2026.

Reason: To secure access by alternative means other than the car to the site in accordance Policy 40 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

42. The development hereby permitted shall be carried out in accordance with the approved Construction Management Plan Rev E.

Reason: In the interests of highway safety and the amenities of the area in accordance with 33 of the Horsham District Planning Framework (2015).

43. The development hereby permitted shall be carried out in accordance with the approved Sustainability Statement (SOL_26_S117_PSL Rev 1) and Energy Statement (SOL_26_S117_PSL Rev 1).

Reason: In the interests of sustainability and in accordance with Policy 37 of the Horsham District Planning Framework (2015).

44. A) The use hereby permitted, or the operation of any building services plant, shall not commence until an assessment of the acoustic impact arising from the operation of all internally and externally located plant has been submitted to and approved in writing by the local planning authority. The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and other relevant measures, and shall include a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed building services plant is no greater than 5 dBA less than background.

B) The use hereby permitted, or the operation of any building services plant, shall not commence until a post-installation noise assessment has been carried out by a suitably qualified acoustic consultant including suitable measurements and calculation to confirm compliance with the approved noise criteria which shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

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

45. The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in Ecological Impact Assessment (18_1396_Reportx05_MF_CR) dated 18th February 2021.

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 Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and policy 7 of the Pulborough Parish Neighbourhood Plan (2025).

NOTE TO APPLICANT

SURFACE WATER DRAINAGE STATEMENTS

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>.

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/26/0975

(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	Location Plan	2000 REV B	16.06.2026
Site Plan	Proposed Site Plan	2100 REV B	16.06.2026
Plans	Proposed Plans and Elevations Units 1-10	3200	16.06.2026
Plans	Illustrative Perspective Renders	3300 REV A	16.06.2026
Plans	Plans And Elevations, Cycle Storage	3600	16.06.2026
Plans	Trees And Services	L90-305 REV A	16.06.2026
Plans	Proposed External Lighting	L90-306 REV C	16.06.2026
Plans	10m Hg Rigid Vehicle Swept Path Analysis	25048-SPA03 REV B	16.06.2026
Plans	Hard and Soft Landscape Proposals	1810-L90-200 Rev E	20.08.2026
Plans	Top Soil Depths	1810-L90-301 Rev B	20.08.2026
Plans	Tree Pit Details 1 of 3	1810-L90-302 Rev A	20.08.2026
Plans	Tree Pit Details 2 of 3	1810-L90-303 Rev A	20.08.2026
Plans	Tree Pit Details 3 of 3	1810-L90-304 Rev A	20.08.2026
Plans	Detailed Planting Plan	1810-L90-300 Rev B	03.09.2026
Plans	Proposed Surface Water Drainage Layout	4528 – 502 Rev D	20.08.2026
Location Plan	Location Plan	0001 Rev P4	05.06.2013
Site Plan	Site Plan	0002 Rev P8	09.08.2013
Plans	Proposed Floor and Elevations	0200 Rev P3	05.06.2013
Plans	Proposed Floor and Elevations	0300 Rev P3	02.08.2013
Plans	Street Scene Plan	0500 Rev P3	09.08.2013
Design and Access Statement	Design and Access Statement	Rev E	09.08.2013
Supporting Docs	Transport Statement	JRT/1932	05.06.2013
Supporting Docs	Transport Statement Appendices	JRT/1932	05.06.2013
Supporting Docs	Landscape Strategy Plan	CSA/2250/100 Rev B	15.08.2013
Supporting Docs	Articulated HGV Plan	NONE	09.08.2013
Supporting Docs	Large Vehicle Strategy	cb70	09.08.2013

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 24-09-2026

Authorising Officer sign/initial Matthew Porter Date: 24-09-2026