Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0188
Tickfold Farm , Marches Road, Kingsfold, West Sussex, RH12 3SE

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/25/0129

RELEVANT PLANNING HISTORY:

DC/25/0129	Change of use of Buildings B, C and D from agriculture to Light Industrial (Use Class E) and Storage and Distribution (Use Class B8) together with associated works including erection of toilet block and parking.	Application Permitted on 29.04.2025

PLANNING ASSESSMENT

Planning Application DC/25/0129 was granted consent on 25.04.2025. This permission was for the following:

Change of use of Buildings B, C and D from agriculture to Light Industrial (Use Class E) and Storage and Distribution (Use Class B8) together with associated works including erection of toilet block and parking.

Consent is sought to discharge the details reserved by conditions 3.

Condition :

Pre-Commencement Condition: *No development shall commence until either:*

i.) Details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary credits to achieve water neutrality have been secured via the Sussex North Offsetting Water Scheme;

or

ii.) A site-specific water neutrality mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority. The site-specific water neutrality mitigation scheme shall include full details of the means of any and all onsite and offsite mitigation and any necessary agreements pursuant to S106 of the Town and Country Planning Act 1990 to deliver and secure the approved mitigation; and

iii.) The development shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority confirming that the approved site-specific water neutrality mitigation scheme has been fully implemented. The approved mitigation shall thereafter be retained, maintained and operated to the same or better water performance standard.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Assessment

The applicant has outlined that they would not pursue the council's SNOWS scheme as part of the condition such that Condition 3 (i) is not relevant to this approval of details application.

As such, development cannot be commenced until part (ii) details have been approved.

The applicant has submitted a dedicated Water Neutrality statement to outline the existing and proposed water usage. The existing use would have nil consumption, with the proposed use based on the number of staff proposed to occupy the buildings and a BREEAM calculated figure. There would be 9 staff operating within the site, with a use of 13.80 litres per day when using the outlined fixtures and fittings within the calculators would use 124.20 litres per day.

The applicant has purchased off-site credits from Nicholls water, seeking 136 credits in total from South Lodge Borehole. There is an overarching agreement signed between Horsham District council and South Lodge such that the strategy taken is acceptable to the local authority. The condition can be approved given the site specific water neutrality mitigation outlined is acceptable.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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: DISC/25/0188
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting statement	Water neutrality statement		01.12.2025

DELEGATED

Case Officer sign/initial Hannah Darley Date: 1st December 2025

Authorising Officer sign/initial RHERMITAGE Date: 24.03.2026