PLANNING COMMITTEE REPORT

TO:	Planning Committee South
BY:	Head of Development and Building Control
DATE:	12th February 2025
DEVELOPMENT:	Change of use of external yard area from the storage of plant and machinery to B8 storage of metal containers used in connection with the events businesses. Change of use of land and buildings for office use (Class E), workshop (B2) and storage (B8) and as a showroom in connection with two events businesses. (Retrospective)
SITE:	Rye Island, Hollands Lane, Henfield, West Sussex, BN5 9QY
WARD:	Henfield
APPLICATION:	DC/24/0635
APPLICANT:	**Name:** K Hudson and A Yearsley **Address:** C/O Lewis & Co Planning 2 Port Hall Road Brighton BN1 5PD

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.1 This is a retrospective planning application seeking full planning permission for the change of use of an external yard area from the storage of plant and machinery to B8 storage of metal containers used in connection with the applicant's two events businesses, and the associated change of use of the adjacent agricultural buildings for office use (Class E), workshop (B2) and storage (B8) and as a showroom in connection with the two events businesses. The proposed development is accessed via the existing private track from Hollands Lane which is located 770 metres to the north of the site.

1.2 The proposed development involves changing the use of the existing barns from storing agricultural equipment to B2 workshop, B8 storage, and E office/showroom. The open yard area, currently designated for B8 use, will continue to be used for open storage of movable containers, maintaining its current use. These changes are intended to support two event businesses operated by the occupants of the adjacent Rye Farmhouse. The buildings will be used for administrative offices, a showroom, and storage of equipment that is later taken

offsite for events. The site consists of former agricultural barns and a yard area. The yard area previously had planning permission for the "storage of plant machinery."

1.3 There are two planning applications relevant to the current proposal, both of which relate to the open yard area. The first, HF/80/92, proposed the change of use of farmyard hardstanding to open storage for plant machinery and was permitted on 26.10.1992. The second, HF/81/97, was a renewal of the permission for the change of use of farmyard hard standing to open storage for plant machinery, which was permitted on 19.11.1997. These applications demonstrate that the yard area has a history of being used as open storage, consistent with the proposal in the current application.

1.4 The remainder of the yard area is used for open storage, including moveable containers. The planning history outlined in the previous section demonstrates that the yard area has long been used for open storage, as authorised under the previous planning permissions. Therefore, the current use remains consistent with its established function, and no change in use is proposed for the yard area.

DESCRIPTION OF THE SITE

1.5 The application site is located outside of any built-up area boundary and situated to the south-west of Henfield village centre. The application site comprises former agricultural barns and a yard area. The site was brought by the current owners in 2015 in connection with the adjacent Rye Farmhouse. The yard area has previously benefitted from planning permission for the "*storage of plant machinery*". The buildings are part timber clad and part metal sheeted with a fibre cement pitched roof. The site also incorporates an area of the existing grassed land to the north of the existing barns.

1.6 Access to the site is via a private track from Hollands Lane to the north which provides access to the farmhouse, agricultural buildings and other residential properties. The surrounding area is predominantly rural in character, with farmyard buildings located to the north-west of the site. A Public Right of Way (2527) is located to the north of the site, partially following the line of the existing access track.

1.7 The residential property, Rye Farmhouse (now known as Rye Island) which comprises a Grade II Listed Building, lies to the east of the site along with an adjacent yard comprising a number of shipping containers and a cluster of buildings.

1.8 To the south of the application site lies the residential property, The Rye, and adjacent to the southern boundary of the application site is a large green metal profiled building which was permitted by the Council under application DC/16/2176 for use as a workshop in conjunction with the occupier of The Rye's fencing business.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES
The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework (Dec 2024)

Horsham District Planning Framework (HDPF 2015)
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development

Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 41 - Community Facilities, Leisure and Recreation

Henfield Neighbourhood Plan (2021):
Policy 1 – A spatial plan
Policy 4 – Transport, Access and Car Parking
Policy 10 – Green Infrastructure and Biodiversity
Policy 12 – Design standards for new development

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/19/0238	Prior Approval for a proposed change of use of agricultural building to a dwelling house	Prior Approval Required and REFUSED on 29.03.2019
DC/19/1381	Installation of cladding and cart shed doors to existing barns	Application Permitted on 20.11.2019
DC/19/2575	Prior approval for the change of use from agricultural building to dwellings (C3 Use class)	Withdrawn Application on 28.02.2020
DC/20/0604	Prior approval of proposed change of use of agricultural building to a dwellinghouse (Use Class C3), and for associated operational development	Prior Approval Required and PERMITTED on 09.07.2020
DC/20/0690	Prior approval for the demolition of an agricultural building	Prior Approval Not Required on 01.05.2020
DC/20/1841	Application to confirm the substantial completion of building works of a residential annex on a date four years previous (Certificate of Lawful Development - Existing).	Application Refused on 19.04.2021
DC/20/2135	Retrospective application for the change of use of former agricultural buildings and yard area to Sui Generis use for two offices and one showroom, internal storage and open storage uses.	Application Refused on 30.11.2021
DC/20/2266	Erection of three dwellings	Application Refused on 24.09.2021
HRA/22/0002	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect of Prior Approval consent DC/20/0604.	

DC/22/0386	Application for confirm the continuous use of a building as an annexe for more than four years and the substantial completion of building works took place more than four years prior to the date of this application (Lawful Development Certificate - Existing).	Application Permitted on 05.08.2022
HRA/22/0011	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect of Prior Approval consent DC/20/0604.	Application Refused on 18.07.2022

3. OUTCOME OF CONSULTATIONS

3.1 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

INTERNAL CONSULTATIONS

3.2 **HDC Environmental Health**: Comment (summarised) -
The Agent has provided further details advising that the applicants no longer clean the marquees on-site but send them to a specialist cleaning company based in Kingston-Upon Thames located outside the Sussex North Water Supply Zone and the Arun Valley European Protected Site. The applicants will continue to employ this company for the purposes of cleaning the marquees and would be willing to accept a planning condition. In addition, a compost toilet with hand sanitiser has been provided on the site, thereby avoiding any water usage on-site.

Providing the water neutrality proposals can be conditioned, this department have no comments to make regarding this issue.

I am further advised that the applicants do not propose to erect any marquees within their grounds for wedding event hire.

3.3 **HDC Conservation Officer:** No Objection
The existing large agricultural sheds are utilitarian and unattractive structures that harm the wider setting of the historic farmhouse and out farm. The proposal to change the use of the buildings will result in no external change so the visual harm within the setting of the listed building will be no worse. I raise no objection for this reason.

OUTSIDE AGENCIES

3.4 **WSCC Highways**: Comment
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

3.5 **WSCC Fire and Rescue**: Comment
The nearest fire hydrant for the supply of water for firefighting is 845 metres away, 755-metres further than the 90-metre distance required for a commercial premises. If an alternative supply of water for firefighting is to be considered it will need to conform with the details identified in Approved Document–B (AD-B) Volume 2: B5 section 16 and agreed with West Sussex Fire & Rescue Service.

3.6 **Nature Space**: No Comment.

3.7 **Natural England:** No objection
Subject to appropriate mitigation methods being secured.

PUBLIC CONSULTATIONS

3.8 **Henfield Parish Council:** No Objection
Subject to the site not being used as a venue (it is reported that the owners continue to advertise themselves as a Venue Business), that the marquees are not erected on site and marquees are shipped elsewhere to be washed and cleaned.

3.9 During the consultation period, 9 letters of representation have been received (from 9 separate addresses) **objecting** to the application for the following reasons:

- Development overlooks open countryside, unacceptable intrusion of the scenery.
- Frequent flooding area
- Breaches into the riverbank
- Main access road prone to flooding, increasing disturbance on the access.
- Heavy traffic concerns
- Industrialisation of the special area
- Single track access used for industrial traffic.
- Visual and noise impact from the events
- Events lead to littering.
- Site is overdeveloped and has negative impact on the area.
- Water neutrality issues with the washing of Marquees.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS AND EQUALITY

4.1 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.

4.2 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.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Background

6.1 A previous planning application (DC/20/2135) sought the retrospective change of use of the same former agricultural buildings and a yard area to a sui generis use, including two offices, one showroom, internal storage, and open storage uses. However, this application was refused for two main reasons:

1. The proposal was deemed not essential to its rural setting and was found inappropriate in this context, contravening Policies 10, 25, and 26 of the Horsham District Planning Framework (HDPF).

2. The application had failed to demonstrate water neutrality, thereby likely adversely impacting on the Arun Valley Special Area of Conservation (SAC), SPA, and Ramsar habitats sites.

6.2 In comparison, the current proposal (DC/24/0635) involves the change of use for office, showroom, storage, and workshop facilities associated with two events businesses. While the core functions of both applications are similar, there are key differences. The current application addresses the water neutrality issue by proposing off-site cleaning for marquees, the use of composting toilets, and other mitigation measures to ensure compliance with water neutrality requirements. Additionally, while the first application broadly sought a sui generis use, the current proposal more clearly defines the specific uses involved, including B2 workshop, B8 storage, and E office/showroom.

6.3 Following the above refusal of planning permission, an enforcement notice was issued. An appeal against this notice was lodged in January 2022 EN/21/0526, with the appellant appealing on ground a) that planning permission should be granted for the alleged breach of planning control. The appeal decision is attached at Appendix 1. The inspector considered the location of the development to be acceptable and in accordance with Policies 2, 10, 25 and 26, stating:

'13. The development is largely concentrated within former agricultural buildings, with some use of storage containers and a static caravan. It is not an enterprise that requires a rural location, but it provides some limited local employment and uses local supplies and businesses wherever possible. From the information provided by the appellant, it appears that the level of traffic generated by the use is limited. I have seen no evidence that the levels of activity are significantly higher than any previous use of the site. Although it does not accord with the requirement in Policy 26 that rural development should be essential to its countryside location, it is a form of rural economic development that is supported by Policy 10.

14. I therefore consider that the site is suitable for the development, having regard to its countryside location. It is therefore not in conflict with Policies 2, 10, 25 and 26 of the HDPF, insofar as they seek to ensure that development is appropriate to its rural location and encourages sustainable rural economic development.'

6.4 However, the appeal was dismissed as water neutrality had not been demonstrated, with the inspector citing concerns that water use from staff and visitors had not been quantified, and that it was not clear that sufficient rainwater would be captured to enable the marquees stored on the site to be washed throughout the year. The inspector raised no other concerns with the development.

Principle of Development

6.5 Policy 10 of the Horsham District Planning Framework (HDPF) 2015 aims to bolster the rural economy by addressing rural community needs and ensuring the sustainability and economic vitality of rural towns and villages. This policy recognizes that diversification can facilitate the positive re-use of existing buildings within rural areas, potentially mitigating adverse impacts on the landscape character.

6.6 In this context, repurposing the long-established buildings within this rural agricultural cluster represents a sustainable re-use of existing infrastructure, buildings, and resources. Aligning with HDPF Policy 10, the re-use of buildings suitable for conversion, such as those at the application site, is endorsed.

6.7 The businesses operating from the site remain unchanged from those considered by the appeal inspector. The first business on the site is a wedding and events company that provides luxury tents, marquees, furniture, props, and decorations for weddings and events.

This business utilizes a former barn as an office for daily operations, a showroom for displaying hireable items, and a warehouse for storing equipment. Additional storage occurs in the open yard as needed. Client visits to the site, by appointment only, usually occur up to twice per week, supplemented by virtual tours.

6.8 The second business, operated by the owner and applicant, is affiliated with the Desert Raiders Association. This organization is dedicated to preserving wartime vehicles from the Long Range Desert Group (LRDG) and the Special Air Service (SAS). Vehicles stored at Rye Island are showcased at various events, including living history shows, local agricultural shows, and Armed Forces Day events, and occasionally rented out for TV and film productions. The owner uses the application site's office space for daily administration, the warehouse for vehicle storage, and the workshop for vehicle maintenance. Visits are made by appointment.

6.9 The proposed re-use of the application building for alternative employment uses would provide the landowner with flexible utilization of the buildings, supporting ongoing activities at the site. Consequently, the conversion of these buildings is considered consistent with policy directives seeking suitable and appropriate alternative uses for serviceable agricultural buildings, according with Policies 2, 10 and 26 of the HDPF. This conclusion is consistent with the finding of the appeal inspector.

Character, Appearance and Heritage Setting

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

6.11 There has been no change to the site or buildings since the appeal was considered by the inspector. During an Officer site visit, it was observed that the premises exhibit a utilitarian appearance appropriate for its functional purpose. The dimensions and external materials of the outbuilding and yard area align with the typical rural setting, given their use as an events showroom and storage facility. The area around the buildings includes a yard with shipping containers, various buildings, and a green caravan used as an exhibition vehicle, which is transported to events nationwide and not stationary.

6.12 The proposed change of use maintains the established appearance of the site, with only minimal external changes to the buildings. This approach ensures that the character of the site remains consistent with its rural setting, preserving the functional and utilitarian design of the buildings, and does not result in harm to the setting of the nearby Grade II listed Rye Island farmhouse. The proposal therefore aligns with Policies 25, 32, 33 and 34 of the Horsham District Planning Framework (HDPF), which emphasize the importance of development that protects, conserves, and enhances the landscape character, and protecting the setting of heritage assets. These policies also promote high standards of design that respect local distinctiveness and the wider environment.

Highways Impacts:

6.13 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users. The existing access onto Hollands Lane, about 700 meters northeast of the site, has sufficient visibility for anticipated road speeds, and no recorded injury accidents have occurred in the past five years. The private access road, which is also Public Right of Way (PROW) no. 2527, may experience increased vehicular traffic due to the development. Public use of the PROW must take precedence, and any damage to the surface by private access rights would be the applicant's responsibility.

6.14 The site has prior permissions for temporary open storage of plant machinery. The proposed open storage use for the wedding events company, operating on an ad-hoc basis, raises no objections from the Local Highway Authority (LHA). The showroom will operate by appointment only, with typically two client visits per week. The office use will involve two offices for two full-time equivalent employees. Storage warehouses will serve both on-site businesses, and the workshop is intended for vehicle maintenance, not commercial use. This is the same arrangement as considered by the inspector.

6.15 Given the long-standing agricultural use and absence of highway safety concerns, the LHA does not foresee a material intensification of access use onto Hollands Lane. There is sufficient parking space for staff and client visits, and overspill parking is unlikely. The ability of the site to accommodate the necessary car parking requirements of an alternative (non-agricultural) use is one of the requirements of HDPF policy 10.

6.16 Following consultation with the Local Highways Authority (LHA), it is concluded that the proposal will not adversely impact highway safety or cause severe cumulative impacts on the highway network, in accordance with paragraph 116 of the National Planning Policy Framework (NPPF) (2024), which states that developments should not be refused on transport grounds unless the residual cumulative impacts are severe. There are no transport grounds to oppose the proposal. For these reasons, it is considered that the proposal would not result in harm to the function and safety of the public highway and is capable of meeting the relevant parking needs of the alternative uses, in compliance with Policies 10, 40, and 41 of the Horsham District Planning Framework (2015), and in line with the guidance in the NPPF.

Amenity Impacts:

6.17 Policy 33 requires that development avoids unacceptable harm to the amenity of occupiers/users of nearby property and land.

6.18 Upon consultation with the Environmental Health Officer it has been recognised that the Agent has provided further details on the cleaning process of the marquees associated with the weddings and events business and have advised that the applicants no longer clean the marquees on-site. The marquees are sent to a specialist cleaning company based in Kingston-Upon Thames located outside the Sussex North Water Supply Zone and the Arun Valley European Protected Site, invoices have been provided received 18.06.2024. The applicants will continue to employ this company for the purposes of cleaning the marquees and would be willing to accept a planning condition. In addition, a compost toilet with hand sanitizer has been provided on the site, thereby avoiding any water usage on-site.

6.19 Subject to appropriate conditions, the development is not considered to result in harm to the amenities of neighbouring properties or users of land, in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Climate change:

6.20 Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions.

6.21 As part of the current change of use application, the only associated climate change benefit arising from the proposal would be the effective re-use of an existing building where limited external changes are needed to implement the conversion.

Water Neutrality:

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

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

6.24 The site, prior to development, had no active water usage due to the agricultural buildings being out of use, with the baseline water demand recorded as 0 litres/day.

6.25 The inspector previously considered that insufficient information had been provided in respect of previous and current water consumption from staff and visitors to the site. In response, the applicants have explained that the proposed development, which includes office use, a workshop, storage, and a showroom, introduces no new water-consuming fixtures, with reliance to be had on existing fixtures within the main house. The application states that the applicants reside on-site and exclusively utilize the facilities of the main dwelling, ensuring no additional water demand is generated; delivery staff will use compost toilets and hand sanitizer, both of which do not require water.

6.26 Whilst this may be the case, it is not certain that water use from staff and visitors will not have increased, and it is not certain that alternative users of the site, who in the future may not be the applicants residing at Rye Farm, would not increase water consumption. In considering this matter, regard should be had to the current lawful use of the buildings and land as agricultural-related. This use would also have been capable of generating water consumption from staff and visitors, thereby offsetting any increase resulting from the current proposal. In any event, the applicant has confirmed that composting toilets would be provided on site, helping to mitigate any potential impact. To address concerns about alternative users, it would be appropriate to apply a condition restricting the proposed uses to those benefiting only the occupiers of the dwelling at Rye Farm, thereby linking water use directly to the actual occupants as outlined in the application. Subject to conditions ensuring the provision and use of composting toilets and tying the use to the Farm dwelling, Officers consider that this would address the inspector's concerns.

6.27 The inspector also raised concern that it had not been demonstrated that there would be sufficient rainwater collected to wash the marquees year-round. In response, the applicants have explained that the cleaning of marquees—has now been relocated off-site, and the applicant has provided cleaning receipts to this effect. Subject to a condition to restrict cleaning on site, it is considered that this is sufficient to address the inspector's concerns in this regard.

6.28 Therefore, subject to the conditions recommended above, Officers advise that the proposed changes do not intensify the baseline use, and the development remains consistent with water neutrality principles. The development does not contribute to additional water consumption, aligning with the requirements set forth by Natural England and ensuring compliance with local planning policies on water neutrality. The proposal, therefore, would not lead to any significant adverse effect on the Arun Valley SAC, SPA, or Ramsar sites, either alone or in combination with other plans or projects. By adhering to these principles, the development complies with Policy 31 of the Horsham District Planning Framework

(HDPF), Paragraph 193 of the National Planning Policy Framework (NPPF), and the Conservation of Habitats and Species Regulations 2017, ensuring that the grant of planning permission would not compromise the integrity of these protected sites.

Conclusion

6.29 In summary, the retrospective application for the change of use at Rye Farm represents a pragmatic and policy-compliant proposal that aligns with the Horsham District Planning Framework (HDPF) and national planning guidelines. The repurposing of existing agricultural buildings for office, showroom, and storage uses supports rural economic development while ensuring a minimal impact on the character and appearance of the surrounding area.

6.30 Consistent with the previous appeal decision, the proposal adheres to relevant planning policies, including those addressing sustainable rural economic growth (Policy 10), design and landscape character (Policies 25, 32, and 33), highway safety and access (Policies 40 and 41), and climate change resilience (Policies 35 and 36). Additionally, the applicant has effectively addressed concerns regarding water neutrality and residential amenity through mitigation measures and conditions, ensuring compliance with the requirements of the Habitats Regulations.

6.31 Given the findings of the previous appeal inspector, the lack of objections from statutory consultees, the positive contribution to the rural economy, and the absence of adverse impacts on local amenity, character, or infrastructure, the proposed development is recommended for approval subject to appropriate conditions.

7. RECOMMENDATIONS

7.1 To grant planning permission subject to the following conditions:

Conditions:

1 Approved plans list

2 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order), or The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the external yard area hereby permitted shall be used for B8 storage purposes and for no other purposes whatsoever without express planning consent from the Local Planning Authority first being obtained.

Reason: To ensure the development remains water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species), and to safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

2 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order) 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 in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the premises hereby permitted shall be used for Office Use (Class E(g)i), Workshop for service and maintenance of vehicles (Class B2) and Storage for events business (Class B8) only as shown on the 'proposed and existing floor plan' (received 24.04.2024) and the 'Planning

design, Access and Heritage Statement' (received 02.05.2024) and for no other purposes whatsoever, without express planning consent from the Local Planning Authority first being obtained.

Reason: To ensure the development remains water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species), and to safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: No workshop processes, deliveries and dispatches, or external operations or activities (including the operation of plant and machinery), shall take place except between the hours of 0800 hours and 1800 hours on Mondays to Saturdays inclusive, and 0800 hours and 1300 hours on Sundays and Public Holidays.

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

5 **Regulatory Condition**: No new 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 in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: No part of the site hereby permitted shall be designated, equipped or used as a vehicle or tent washing area without the prior written consent of the Local Planning Authority.

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

7 **Regulatory Condition**: No internally and externally located plant shall be installed or operated unless an assessment of the acoustic impact has been undertaken. The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to mitigate any adverse impacts identified in the acoustic assessment. The scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved by the Local Planning Authority shall be fully installed before the use hereby permitted commences and shall be operated for as long as the use is continued.

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

8 **Regulatory Condition**: There should be no power tools or mobile hand tools used in external areas.

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

9 **Regulatory Condition:** The development hereby permitted shall be carried out in strict accordance with the Water Neutrality Strategy (received 27.11.2024), and no washing of marquees shall take place on-site at any time.

Reason: To ensure compliance with the Water Neutrality Strategy (received 27.11.2024) and to prevent an increase in water consumption associated with the development, thereby ensuring the proposal achieves water neutrality. This restriction is necessary to avoid adverse impacts on the Arun Valley SAC, SPA, and Ramsar sites, in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), the Conservation of Habitats and Species Regulations 2017 (as amended), and Section 40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species).

10 **Regulatory Condition:** The development hereby permitted shall be carried out and operated at all times strictly by the occupiers of the dwelling known as Rye Island only, as shown within the blue line on the site location plan received 24.04.2024.

Reason: To ensure compliance with the Water Neutrality Strategy (received 27.11.2024) and to prevent an increase in water consumption associated with the development, thereby ensuring the proposal achieves water neutrality. This restriction is necessary to avoid adverse impacts on the Arun Valley SAC, SPA, and Ramsar sites, in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), the Conservation of Habitats and Species Regulations 2017 (as amended), and Section 40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species).