



TO: Planning Committee North

BY: Head of Development and Building Control

DATE: 13 April 2021

DEVELOPMENT: Change of use of the land and buildings for the blending, screening, storage and distribution of landscape materials (Class Sui Generis).
Extension of an earth bund along the northern boundary and erection of 2.2m high wall to the western boundary.

SITE: Lower Broadbridge Farm, Bury Hill Landscape Supplies Billingshurst Road Broadbridge Heath RH12 3LR

WARD: Itchingfield, Slinfold and Warnham

APPLICATION: DC/20/2126

APPLICANT: **Name:** Mr Coles **Address:** Lower Broadbridge Farm Bury Hill Landscape Supplies Billingshurst Road Broadbridge Heath RH12 3LR

REASON FOR INCLUSION ON THE AGENDA: By request of Councillor Potter

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks retrospective full planning permission for the change of use of the buildings and associated yard area to allow for the blending, screening, storage, and distribution of landscape materials. These buildings comprise former agricultural buildings, with the bays of the barns used for the processing and storing of various landscape materials. The larger building to the west is partly subdivided internally, with a number of the bays outside of the control of the Applicant and utilised by the established enterprise of Horsham Stone located to the west. The bays used by Horsham Stone are accessed from the west, and runs as a separate and independent business from the Applicant's enterprise.
- 1.3 The application also relates to the proposed extension of the existing yard area into the open field to the north, along with the installation of an earth bund to the north and west of this field to enclose the extended yard. The bund would extend to a height of 3m and is proposed to be wild seeded, with additional landscaping also proposed along the field boundaries.
- 1.4 It is also proposed to erect a 2.2m high wall along part of the western boundary to separate the extended yard area from the neighbouring Horsham Stone yard. The wall would comprise sleepers and concrete.

DESCRIPTION OF THE SITE

- 1.5 The application site is located to the west of Billingshurst Road, immediately adjacent to, but outside of the built-up area boundary of Broadbridge Heath. The site comprises a number of former agricultural buildings which have most recently been used for light industrial and storage purposes.
- 1.6 The site is located to the north of the dwelling known as Lower Broadbridge Farm and to the west of the dwelling known as The Bungalow. The buildings benefit from areas of hardstanding to the north and south, with the southern extent currently used for parking and some outside storage.
- 1.7 The larger of the subject buildings has been subdivided internally, with a number of the bays occupied by the neighbouring enterprise of Horsham Stone, which benefits from a yard area and second unit to the west of the application site. This operates independently from the application site, with access provided to the west of the buildings.
- 1.8 The wider surroundings are characterised by open countryside to the north and west, with the dense residential development of Charrington Way located to the east, and separated by mature vegetation and the A281.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

2.3 **National Planning Policy Framework**

2.4 **Horsham District Planning Framework (HDPF 2015)**

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- 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 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 40 - Sustainable Transport
- Policy 41 - Parking
- Policy 42 - Strategic Policy: Inclusive Communities

A review of the existing highway network shows access is taken from the A281 and is wide enough to accommodate an HGV turning in and out. Visibility is also considered to be good. The access track is privately owned, and a review of WSCC highway plans suggest this is not wide enough for two large vehicles to pass however; this will only be an issue if vehicles are required to pass each other. If numbers are low, or movements are tidal in nature, this may not be of concern.

3.6 WSCC Highways (Subsequent Response dated 28 April 2021): No Objection

It seems the maximum number of daily trips is 62 which would be 31 in and 31 out. Given this is not all going to occur within the same hour of the day this number of trips does not create a significant use of the highway which would be over and above the thresholds for concern.

WSCC would like to point out that forward visibility at the junction of the A281 and the private access road seems to be hindered by vegetation and as such the applicant should ensure this is kept cut back at all times to ensure good forward visibility into the access.

Overall the access itself is wide enough to accommodate the types of vehicles using the site, forward visibility is good, and the access road has a passing place approx. 70m into the access road.

In line with NPPF this proposal should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The trips created by this proposal will not do this and therefore WSCC raise no objection.

PUBLIC CONSULTATIONS

3.7 Broadbridge Heath Parish Council: No Objection

No objection in principle, but request adequate conditions to ensure that all works on site are conducted during normal business hours, and any activities or operations involving significant noise emissions are controlled accordingly. This should include adequate respite for near neighbours in Broadbridge Heath so that disturbance is kept to a minimum, in particular during early evening and/or weekends.

3.8 Slinfold Parish Council: No Objection

No objection in principle, but request standard hours of operation to ensure respectful respite.

3.9 Two letters of objection were received which highlighted concerns regarding noise and disturbance, as well as impact on the enjoyment of private garden spaces due to this noise.

3.10 Two letters of support were received and these can be summarised as follows:

- Offered local employment and the expansion would allow for further employment
- Still appears like a farm and remains aesthetically pleasing
- Would allow a business to thrive in an environmentally friendly way

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

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

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

- 6.1 The application seeks retrospective full planning permission for the change of use of the land and buildings to allow for the blending, screening, storage, and distribution of landscape materials. Permission is also sought to extend an existing yard area to the north, with the extension of an earth bund to the northern and west to enclose this extended yard.

Principle of Development:

- 6.2 Policy 10 of the Horsham District Planning Framework (HDPF) states that sustainable rural economic development and enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities. In the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location and must: contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside; and either be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial estate, within the existing boundaries of the estate; or result in substantial environmental improvement and reduce the impact on the countryside. New buildings or development in the rural area will be acceptable provided that it supports sustainable economic growth towards balanced living and working communities.
- 6.3 In addition, Policy 26 of the HDPF states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas. In addition, proposal must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located.
- 6.4 Policy 12 of the Slinfold Neighbourhood Plan states that proposals which enable the development or enhancement of small scale businesses will be supported where schemes are within the built-up area boundary; or are contained within existing buildings; or are on previously developed land; or are in appropriate locations in the countryside. In addition, proposals will be supported where development does not involve the loss of dwellings, and they are in keeping with the character and vitality of the local area.
- 6.5 The use of a number of the buildings for B1 and B8 purposes was initially permitted under planning approval SF/57/03, with a later application under planning reference DC/17/0953 permitting storage and distribution uses on the wider site. The proposal seeks to regularise the uses now taking place on the land, which have been in operation since 2017, and includes a number of commercial processes that fall outside the previous use classes.
- 6.6 Bury Hill Landscape Supplies Ltd supply and sell a wide range of high quality, contaminate free top-soils, landscape materials, logs, selected aggregates, and decorative stone. The

associated activities involve the storage of these materials, as well as the blending of certain materials which are then sold. The machinery used in association with the operation includes 6 forklifts, 6 HGVs, and 4 telehandlers, with deliveries predominantly undertaken during working hours, albeit that 3no. pre-loaded HGVs leave the site daily at 4am. A total of 20 people are employed by the business and normal working hours are 07.30 to 18:30 Monday to Friday and 07:30 to 16:00 on Saturdays.

- 6.7 The proposal is considered to provide economic and social benefits to the local and wider rural economy, and is considered to be a beneficial use for the former agricultural buildings. It is recognised that the application site previously benefitted from business uses, with the proposal seeking to regularise a number of activities that fall outside of the permitted uses. Given the previous planning approvals it is considered that the principle of commercial and business uses have been established on the site, with the proposal considered to contribute to sustainable economic growth.
- 6.8 It is however noted that the proposal also seeks to extend an existing yard area into an undeveloped field. While new development that supports sustainable economic growth is generally supported, any proposal should be appropriate to its countryside location and seek to reduce the impact on the countryside. The economic benefits arising from the proposal therefore need to be balanced against the resulting impact on the countryside.

Landscape Impact and Visual Amenity:

- 6.9 Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.
- 6.10 Policy 3 of the Slinfold Neighbourhood Plan states that development proposals will be supported where they protect and retain, and wherever possible, enhance public rights of way and their setting; hedgerows; copses and woods. Policy 5 states that development proposals which seek to respect the design, density and layout of the surrounding area will be supported.
- 6.11 The proposal seeks to regularise the use of a number of existing buildings on the site, which were formerly used for agricultural and commercial purposes, with the retention of an area to the north and south of these buildings for open storage and parking purposes. These areas are primarily located within the established boundaries of the site, albeit that the yard areas are partially located outside of the defined curtilage of the previous planning approval. The proposal also seeks to extend the area of hardstanding to the north, with the installation of an earth bund around the perimeter of this enlarged yard area to the north and east. The extended yard would encompass the field to the north of the existing buildings, and would extend in line with the northern-most built form of Broadbridge Heath to the east of the A281.
- 6.12 The application site is located within the Upper Arun Valley (P1) Landscape Character Area. The main characteristics of this Character Area includes mostly narrow valleys with undulating valley sides and lush valley bottoms, along with small drained irregularly shaped pastures. The character of the area is mostly rural and unspoilt, except for urban edge influence around Horsham and some road and aircraft noise in places. The overall character includes small irregular field patterns and unimproved pastures, with the key issues including a decline in traditional land management. The overall sensitivity to change is high, with planning and land management guidelines seeking to conserve the open character of the floodplain and ensure any small scale development on the valley sides respects the historic

settlement pattern, form and building materials, and is integrated into the existing landscape pattern.

- 6.13 The application site lies on the perimeter of the built-up area boundary of Broadbridge Heath, and acts as a transitional space between the higher density residential development to the east and the lower density, sporadic development of the wider countryside to the north and west. The site itself is relatively open to the adjacent agricultural land to the north and west, albeit that the site is contained by the public footpath that extends along the respective boundaries. Therefore, while the subject field is viewed in connection with the adjacent fields, it is experienced as a separate and defined parcel. Furthermore, it is recognised that the agricultural field is experienced in the context of the urban and utilitarian influences of the previous agricultural and commercial uses, which themselves have altered the landscape character of the area. The character of the area is therefore now primarily defined by the commercial and industrial activity taking place within the site, albeit that the site remains open to the wider countryside and retains some visual and physical relationship with it.
- 6.14 The re-use of the existing buildings would bring these buildings into beneficial use, and given the established nature of these structures, is not considered to result in landscape harm or detrimental visual impact. No objections are therefore raised in regard to the use of the existing building and existing hardstanding.
- 6.15 It is however recognised that the proposed extension to the existing yard could impact the landscape character and visual amenity. The proposed extension would bring the yard area in closer proximity to the adjacent public footpath to the north, with the introduction of a bund around the perimeter.
- 6.16 The Applicant has submitted a Landscape and Visual Appraisal (LVIA) dated March 2021 to address potential landscape impact. This outlines that the visibility of the site is primarily influenced by its relatively well enclosed location, with the existing yard to the south curtailing all views from this direction and the woodland belt flanked by the A281 providing a visual barrier along the eastern side of the site. Longer distance views are available from land to the north, although the woodland belt combined with the relative lack of residential properties or publicly accessible locations in this area means that views are limited. The longest distance views towards the site are available from higher land to the northwest, from land to the west, and to a lesser extent, from land to the southwest. These views are from public footpaths, although the presence of woodland belts, hedgerows, and small woodland blocks helps to curtail views to some extent, as does distance.
- 6.17 The LVIA considers that the former agricultural land across the proposed yard extension area is typical of the character of the landscape to the immediate north and west, and is unremarkable. It is of limited landscape quality and does not make a unique or special contribution to the local landscape character. While the character of the proposed yard area would alter from an open agricultural field to a busier and active operational yard bounded by an earth bund, the proximity of the existing yard and its current influence on the character of the adjacent field, would mean that long term effects on character are considered to be of apparent but relatively limited significance; and this will reduce over time. While the grassed bund would be a new feature, the shallow outer slope gradient and rounded top will help to integrate it into the surroundings. It is concluded that the proposed development would result in negligible and minor adverse impacts on the landscape character, with the installation of the bund considered to lessen the visual prominence of the extended yard from wider public views.
- 6.18 The LVIA suggests mitigation measures to limit the visual impact of the proposal, and this includes wild seeding the bund and the planting of additional naïve hedgerows along the field boundaries of the site, including that directly adjacent to the public footpath. This area is within the ownership of the Applicant and could be secured through a Grampian style condition.

- 6.19 The site is relatively well enclosed, with visibility from the immediate surroundings limited by the mature vegetation and screening along the field perimeter. Wider public views into the site are possible from the north and west, where the site and associated agricultural field are not only read in the context of the former farmstead, but also in the context of the residential dwellings and industrial units to the east of the A281, which can be glimpsed along the horizon. The site is therefore read and understood against the backdrop of established built form. Given this context, the site and associated agricultural field is perceived as urban fringe and is understood within the context of the intermittent views of the built-up area and associated built form to the far east. Therefore, while the agricultural field shares a visual relationship with the wider countryside, it is most readily understood in the context of the former farmstead and urban development beyond, and this impacts upon the contribution the field makes to the wider landscape character of the area.
- 6.20 The extended yard area would sit within the defined field boundaries, with the proposed earth bund to the perimeter seeking to limit the perception of the yard and associated paraphernalia from wider views. While this would urbanise and formalise the previously undeveloped field, the proposal would be read in the context of the existing farmstead and built-up area of Broadbridge Heath to the east, and would be relatively well-enclosed by the existing field boundaries. Additional native planting is proposed to mitigate the visual impact of the yard area, with the shallow gradient of the earth bund also seeking to integrate the addition into the surroundings.
- 6.21 While these interventions would alter the landform characteristics in the locality, resulting in some harm to the landscape character, it is not considered that the extension of the yard would result in substantial harm to the landscape character of the area to justify a reason for refusal. The proposal would result in economic and social benefits to the rural economy and local community, and these benefits are considered to outweigh the limited harm arising to the landscape character of the area.
- 6.22 On the balance of all considerations, the proposed development is therefore considered acceptable, with the proposed landscape enhancement considered to mitigate the visual presence of the proposed yard area. For these reasons, the proposal is considered to accord with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Heritage Impacts:

- 6.23 Paragraph 193 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'
- 6.24 This follows the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'. In applying s.66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.
- 6.25 Policy 34 of the HDPF states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

6.26 Following consultation with the Design and Conservation Officer, it is outlined that impact to the setting of designated assets can arise from noise, vibration and perception of activity, not just visual intrusion. The current use of the wider site as a stone yard and building materials supplier does result in large vehicle movements and noise from the heavy lifting activities, and given this context, the proposed development is not considered to perceptibly add to the existing background noise or perception of activity to the point where harm will be experienced. Furthermore, the extended bund is not considered to be intervisible with the Listed Building, and would be beyond the immediate setting so that it would not be directly harmful. No objections to the proposed development have therefore been raised on heritage grounds.

Amenity Impacts:

6.27 Policy 32 of the HDPF states that development will be expected to provide an attractive, function, accessible, safe and adaptable environment that contributes a sense of place both in the buildings and spaces themselves, and in the way they integrate with their surroundings. Policy 33 of the HDPF requires development to be designed to ensure that it avoids unacceptable harm to the amenity of occupiers/users of nearby property and land.

6.28 The application site is located to the north of the residential dwelling of Lower Broadbridge Farm, and to the west of the residential dwellings located along Charrington Way. A dense line of vegetation separates the site from the nearby residential properties to the east, with the wider area predominantly comprising flat and open countryside. It is recognised that the proposed operations have the potential to impact upon the occupiers and users of nearby property and land, but this must be balanced against the existing level of activity established by the previous planning approval.

6.29 It is understood that a number of statutory noise complaints have been received regarding the operations taking place from the application site, with a number of objections to the application also received in this respect. Upon discussion with the Environmental Health Officer, it is understood that these noise complaints arose following the use of a hopper which was used to blend materials on the site. This has been confirmed through a Noise Impact Assessment conducted on behalf of the Applicant, and this activity has since ceased, with the Applicant outlining that a different processing method has been identified which results in less noise. The Applicant therefore considers that the existing operation does not result in such level of noise and disturbance to be considered harmful. However, in order to address potential noise intrusion caused by the extended yard area to the north, a bund is proposed around the perimeter of the site. This has been designed in order to mitigate some of the noise generated by the associated activities arising from the intended use.

6.30 The current application has sought to address potential noise impacts through the addition of a 3m bund that would extend around the existing and extended yard area to the north of the subject buildings. This would mitigate noise intrusion to the nearby residential properties, and when coupled with the existing mature vegetation along the eastern boundary, would act as an acoustic barrier, further limiting noise intrusion.

6.31 Following discussion with the Environmental Health Officer, the development would incorporate a significant expansion to the open-air storage area to the north. This has the potential to intensify activity, noise and disturbance generated from the site, which given the proximity of residential properties to the site, could result in harm. In order to address these concerns, it is considered that the noise generating activity (i.e. the blending and screening of materials) should take place within the building, with the enlarged yard area used for the storing of pallets and unladen vehicles only. This should be secured by condition to ensure that the activities take place in the buildings only, with the extended yard area used for the storage and loading of finished and unfinished products only

- 6.32 Further controls, including restrictions of deliveries, opening/working hours, construction hours, and nature of use would also be secured through condition to protect the amenities of the nearby residential properties. The proposed bund, when coupled with the restrictive conditions is considered to appropriately mitigate against any potential noise and disturbance, with the resulting development not considered to result in significant harm to the amenities and sensitivities of neighbouring properties and users of land to justify a reason for refusal.
- 6.33 It is also recognised that concerns have been raised that the operations undertaken at the application site and neighbouring site of Horsham Stone are cumulatively intensifying noise and disturbance to the neighbouring properties along Charrington Way. While potential cumulative impacts are noted, it is considered that the conditions as recommended would appropriately reduce potential amenity conflict, with the proposed bund offering sufficient mitigation that would further reduce potential noise intrusion to the nearest neighbouring properties. On this basis, it is not considered that the proposal would result in significant cumulative impact to justify a reason for refusal on amenity grounds.

Highways Impacts:

- 6.34 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.35 The previous planning approval under SF/57/03 established the existing access to the south-east of the site, with the permission conditional on operational works to widen the access. These works were completed, and while the access drive is not wide enough to allow two vehicles to pass, does provide suitable access and turning for HGVs.
- 6.36 Following consultation with WSCC Highways, it has been queried whether the use would attract greater traffic movements than that previously arising from the former B1 and B8 uses. The Applicant has provided further information confirming that the trips generated are similar to that likely arising from the previous permitted uses, with no evidence to suggest that the existing access is not functioning appropriately.
- 6.37 WSCC Highways have reviewed this additional information and confirm that the number of trips would not create a significant use of the highway over and above the thresholds of concern. The access itself is considered wide enough to accommodate the types of vehicles using the site, and forward visibility is considered good. WSCC Highways have therefore raised no objection.
- 6.38 Given these considerations, the proposed development is not considered to result in significant intensification of vehicle movements beyond the previous use. It is considered that there is sufficient space on-site for turning, with the proposed yard considered to provide sufficient space for parking.
- 6.39 It is therefore considered that the proposal would accord with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Climate change:

- 6.40 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. Should the application be approved, the following measures to build resilience to climate change and reduce carbon emissions would be secured through condition:

- Requirement to provide full fibre broadband site connectivity
- Refuse and recycling storage
- Cycle parking facilities
- Electric vehicle charging points

6.41 Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Conclusions:

6.42 The principle of commercial development on the site was established under planning approval SF/57/03, where the reuse of the redundant farm buildings for a mix of B1 and B2 uses was approved. The current application seeks to change the use of these buildings and land within the wider ownership for the screening and blending of materials and associated yard, in connection with a local landscape business. This use is commercial in nature, albeit that it does not fall within any of the defined Use Classes within the Use Classes Order; and is therefore sui generis. The use would contribute to rural economic development and would thereby contribute to the wider rural economy, and would support a commercial need on an established industrial site within the District. The development is therefore considered acceptable in principle, subject to all other material considerations.

6.43 It is recognised that the proposed development, and specifically the extension of the yard, would result in the loss of an agricultural field immediately adjacent to the established site. This field is read in the context of the wider countryside to the north and west, and the residential dwellings and industrial units comprising the built-up area of Broadbridge Heath to the east. The site therefore lies within the urban fringe, with the site also understood in the context of the former farmstead when experienced from wider landscape views. The agricultural field is relatively well-defined by the mature vegetation to the east and north, with these boundary treatments also reducing the perception of the site from the adjacent public footpath. Given this context, it is not considered that the proposal would result in substantial harm to the landscape character of the area, with the proposed landscape enhancements considered to further reduce the visual impact and presence of the development.

6.44 A number of objections have been received in respect of the potential noise and disturbance arising from the commercial use. Following discussion with the Environmental Health Officer, methods of control have been suggested, to be secured by condition, to overcome potential amenity impacts. In particular, restrictions on the type of activities taking place within the open yard area is considered necessary, with other restrictions relating to deliveries and working hours also considered necessary to reduce noise and disturbance to nearby residential properties. Subject to such conditions, the proposed development is not considered to result in harm to the amenities and sensitivities of neighbouring properties or users of land.

6.45 The proposed development is not considered to result in a significant intensification of vehicle movements beyond the previous use, with the established access considered adequate for intended users. There is sufficient space on-site for turning, with the proposed yard considered to provide sufficient space for parking. The proposal is therefore considered to provide safe and acceptable access and parking suitable for all users.

6.46 The proposal would result in economic and social benefits to the rural economy and local community, and these benefits are considered to outweigh the limited harm arising to the landscape character of the area. Therefore, on the balance of all considerations, the proposed development is considered acceptable, and is considered to accord with all relevant local and national planning policies.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.47 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.
- 6.48 **It is considered that this development constitutes CIL liable development.** At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
All Other Development	2686.8	2686.8	0
		Total Gain	
		Total Demolition	

- 6.49 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 6.50 In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

7. RECOMMENDATIONS

- 7.1 To approve the application subject to the following conditions.

Conditions:

- 1 Plans list**
- 2 Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 Pre-Commencement Condition:** No development shall commence until vehicle wheel-cleaning facilities have been installed at the site entrance(s). The vehicle wheel-cleaning facilities 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: As this matter is fundamental in the interests of road safety and visual amenity in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).
- 4 Regulatory Condition:** Within 6 months of the date of the permission hereby granted, details of secure [and covered] cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No building hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that building or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

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).

- 5 **Regulatory Condition:** 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).

- 6 **Regulatory Condition:** The landscaping scheme as outlined within the Landscape and Visual Appraisal dated March 2121 by DB Landscape Consultancy 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 shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** The buildings shaded in grey and labelled as "Existing Bagging Plant Operation" on plan drawing BLS/2020/MK1 rev A shall be used for the purposes of blending, screening, and storage of landscape materials only. At no times shall the manufacturing operations hereby permitted take place outside of the buildings.

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

- 8 **Regulatory Condition:** The extended yard area to the north, as referenced on plan drawing BLS/2020/MK2 shall be used for the storage of pallets and parked unladen vehicles only, and shall not be used for the storage of any finished or unfinished product or material. Any pallets stored/stacked in this area shall not exceed a total height of 3m.

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

- 9 **Regulatory Condition:** The premises shall not be open for trade or business except between the hours of 8:00 and 18:00 Monday to Friday and 09:00 and 13:00 on Saturdays, and at no times on Sundays or Public and Bank Holidays.

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

- 10 **Regulatory Condition:** No deliveries associated with the development hereby approved shall take place except between the hours of 8:00 and 18:00 Monday to Friday and 09:00 and 13:00 on Saturdays, and at no times on Sundays or Public and Bank Holidays.

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

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

Reason: To safeguard the amenities of the nearby residential properties and users of land and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** 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 in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/20/2126