



PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development and Building Control

DATE: 24th January 2023

DEVELOPMENT: Change of use of barn (Stables/Equestrian) to sui generis to form new game processing workshop.

SITE: Woodmans Farm London Road Ashington West Sussex RH20 3AU

WARD: West Chiltington, Thakeham and Ashington

APPLICATION: DC/22/0695

APPLICANT: **Name:** Mr Anthony Skeet **Address:** Woodmans Farm London Road Ashington West Sussex RH20 3AU

REASON FOR INCLUSION ON THE AGENDA: Following deferral at Planning (South) Committee on 18.10.2022 to allow additional information to be submitted

RECOMMENDATION: To approve full planning permission subject to appropriate conditions and the completion of a Section 106 Legal Agreement. In the event that the legal agreement is not completed within three months of the decision of this Committee, the Director of Place be authorised to refuse permission on the grounds of failure to secure the obligations necessary to make the development acceptable in planning terms.

1. THE PURPOSE OF THIS REPORT

- 1.1 To consider the additional information submitted to support the application following the deferral at the Planning (South) Committee meeting on 18.10.2022.
- 1.2 The application was deferred to provide time for the Applicant to submit a Noise Assessment and revised Water Neutrality Statement to address the concerns raised and recommended refusal reasons.

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 29 - Equestrian Development
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 40 - Sustainable Transport
Policy 41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

2.5 Wiston Parish voluntarily withdrew the Neighbourhood Plan Area designation on 12 October 2017.

PLANNING HISTORY AND RELEVANT APPLICATIONS

WX/3/86	C/u of 2 bays of existing covered yard from agricultural use to corn merchants mill and retail shop (From old Planning History)	Application 03.06.1986	Refused	on
WX/4/89	C/u of agricultural building to provide stabling for horses (From old Planning History)	Application 11.07.1986	Permitted	on
WX/3/90	Residential holiday complex catering for the physically handicapped - 5 holiday units and 1 farmhouse Site: Woodmans Barn Farm Dial Post	Application 06.09.1993	Permitted	on
WX/6/94	Retention of two mobile homes for domestic purposes Site: Woodmans Farm London Road Ashington	Application 04.07.1994	Refused	on
WX/5/95	Conversion of existing disused barns to form 2 holiday accommodation units, 3 dwellings and parking Site: Woodmans Barn Farm London Road Ashington	Application 08.08.1996	Permitted	on
WX/3/02	Change of use of building to 24 hour security unit Site: Unit 5 Woodmans Barn Farm London Road Ashington	Application 15.04.2002	Permitted	on
WX/9/02	Variation of condition 4 on wx/3/02 to allow sleep over facilities in security unit Site: Woodmans Barn Farm London Road Ashington	Application 30.07.2002	Permitted	on
WX/7/84	Conversion of redundant barn and outbuildings for residential use. one single dwellinghouse (From old Planning History)	Application 18.09.1985	Permitted	on
WX/15/02	Conversion of building into security/sleeping accommodation Site: Small Barn Woodmans Farm Barn London Road Ashington	Application 19.11.2002	Permitted	on
WX/2/03	Conversion of building into security/shepherds & holiday accommodation Site: Woodmans Farmhouse London Road Ashington	Application 15.05.2003	Permitted	on

WX/5/03	Conversion of existing barn to 1 holiday unit for all year round use Site: Unit 2 Woodmans Barn Farm London Road Ashington	Application Permitted on 29.05.2003
DC/05/0828	Installation of an underground raw sewage pumping unit to serve the cart shed	Application Permitted on 25.05.2005
DC/09/1406	Removal of all occupancy restrictions relating to Unit 1 (owner's farmhouse), Unit 3 (Woodmans Cottage), Unit 6 (The Granary) and removal of Condition 10 of WX/5/95 relating to Unit 7 (The Cartshed) relating to limiting holiday let periods, to enable the letting of all or any of the residential units to others so that the units can continue to be used in conjunction with the stables, gallops and grazing	Withdrawn Application on 12.10.2009
DC/11/2486	Continued use of former farm buildings as 4 self contained dwellings and 1 to be occupied by owner/farm manager, provision of parking for 10 cars and use of further building as farm office.	Application Permitted on 07.11.2012
DC/13/1516	Non-material amendment to previously approved DC/11/2486 (Continued use of former farm buildings as 4 self contained dwellings and 1 to be occupied by owner/farm manager, provision of parking for 10 cars and use of further building as farm office) to include retention of 2 conservation roof lights on Unit 2 Granary Barn and installation of 3 conservation roof lights on south elevation of Unit 6 The Granary in replacement for 3 existing velux roof lights	Application Permitted on 17.09.2013
DC/21/1756	Change of Use from Agricultural Barn (Stables/Equestrian) to Sus Generis to form new game processing workshop	Application Refused on 07.02.2022

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

The acoustic report concludes that the driver for the exceedance during the night-time period has been established to be the freezer condenser. It is therefore recommended that the sound pressure level for this unit be reduced by a minimum of 3dB(A). This could be achieved by upgrading the existing enclosure & if the mitigation measures detailed in the report are introduced then there is no reason planning permission should be refused or withheld on noise grounds. Conditions suggested.

OUTSIDE AGENCIES

3.3 **Natural England:** No Objection subject to appropriate mitigation being secured

Natural England notes that the Local Planning Authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process. The appropriate assessment concludes that the Local Planning Authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England concurs with the assessment conclusions, providing that the mitigation measures proposed in the water neutrality statement are appropriately secured in any planning permission given.

Natural England notes that while the measures set out in the proposal's water neutrality statement appear ecologically sound, they should be secured in perpetuity. As such, it is advised that appropriate management and maintenance of these measures in perpetuity be agreed with the competent authority.

PUBLIC CONSULTATIONS

3.4 6 additional letters of objection have been received since the last Committee meeting from 6 separate households, and these can be summarised as follows:

- Previous use of the stables did not generate traffic
- Horses/ponies living in the stables were connected to the tenants of the houses in the farmyard
- Inaccurate assumptions in the Transport Report
- Significant traffic movements created by the business
- Applicant cannot comply with the hours of operation condition
- Retail sales taking place from the site
- No restriction or limit to the number of employees at the site
- Inadequacy of water strategy due to minimal water saving
- Use of the premises as a slaughterhouse

All previous representations received which are summarised within the Appendix document remain relevant and are material to the assessment of this application.

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

4.1 Under the Equalities Act 2010, the Council must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic [Age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation] and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The Committee must be mindful of this duty when determining all applications. The Equality Act 2010 has formed part of the planning assessment below and Officers have had full regard to this duty in the assessment of this application.

- 4.2 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 and Equalities 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 Applicant has submitted further information, in the form of a Noise Assessment and Water Neutrality Statement to seek to address the previous concerns with respect to neighbour amenity and water neutrality (included as recommended reasons for refusal) put forward to the Planning (South) Committee meeting on 18.10.2022. The previous committee report is attached as Appendix A.

Neighbour Amenity

- 6.2 The Applicant has submitted a Noise Assessment reference J3550 Issue 1 by Acoustic Associates Sussex Ltd dated 23.11.2022. The scope of this assessment was to measure residual background noise levels when the site and the refrigeration condensers are not operating; measure the various sound sources operating at the site and construct day and night time noise models to compare against residual background sound levels; consider the impact of traffic movements to and from the site; and provide mitigation advice if required.
- 6.3 The Noise Assessment outlines that the site operates within day time hours of 07:00 – 20:00, although the assessment was only undertaken up until 18:00. The main sound sources are 5 condensers which are spread around the building, where all but one benefit from an open fronted timber enclosure. The 'Plucker' (used for feathers) also has an external extraction unit which is another noise source. The Assessment outlines that the dominant noise source at the location is the A24, which passes the site to the west and is clearly audible from the application site and the entrance to the site.
- 6.4 The sound level meters measured the representative background sound levels for the day and night time period as 39dB (07:00 - 23:00) and 33dB (23:00 - 07:00) respectively. The corrected sound pressure level of the commercial sound sources was found to not exceed the measured daytime sound pressure level. However, for the night time period, the corrected sound pressure level was found to exceed the most commonly occurring background sound pressure level by 3dB(A). The Report outlines that the driver for this exceedance has been established to be the Freezer Condenser, where it is recommended that the sound pressure level be reduced by upgrading the existing enclosure. It is also suggested to construct a more robust enclosure around the 'Plucker' in order to attenuate the sound more efficiently than the current timber housing.

6.4 An assessment of traffic movements to the site was also undertaken. The Report outlines that traffic movements take place between 07:00 and 20:00, with the maximum traffic movements consisting of:

- Staff arriving in the morning and leaving at night (2 or 3 vehicles with maximum of 42 traffic movements a week)
- Pigeon delivery (maximum 2 deliveries on Saturdays and Sundays with maximum 8 traffic movements)
- Venison drop-off and collection (8 a week to a total of 16 traffic movements)
- Grouse Birds (1no. 7.5 tonne vehicle a week between 12 August and second week of February, totally 2 traffic movements a week)
- Mallard and Partridge (4 deliveries by van a week between 12 August and second week of February, totalling 8 traffic movements a week)
- Pheasants (2 delivery vans a day between 12 August and second week of February, totally 14 traffic movements a week)
- Farmers Markets (2 vans leave the site every Saturday, totalling 4 traffic movements a week)
- Waste (fur and guts collected twice a week in peak season and general waste collected once a week, totalling 6 traffic movements a week)
- Wastewater (1 collection every 6 weeks, totally 2 traffic movements every 6 weeks)

This equates to a maximum of 15 traffic movements a day and 102 traffic movements a week. The Assessment does however highlight that this number could be significantly lower between February and August when game birds are not in season.

6.5 The Noise Assessment outlines that the supporting documents initially proposed that an articulated lorry attend the site every Saturday to collect goods for export. This is no longer proposed. The supporting documents also indicated that a van is proposed to leave the site at 10pm to drop goods in London and return at 3am. Most of the year this would take place on Tuesdays, however during the Christmas season, this could increase to 3/5 times a week. It is still proposed for this to take place during these times and at this frequency, and this is discussed further below.

6.6 The Report outlines that vehicle noise levels were modelled along a line source for day time and night time. This was calibrated at a sound pressure level of 46.7dB(a) for the day time period and 44.7dB(A) for the night time. The Report outlines that the worst case noise model would be 5dB(A) below the World Health Organisation guidance on external amenity spaces. Noise arising from the A24 was also modelled, where it was shown that sound pressure levels from the A24 are already significantly above the predicted sound pressure levels of the traffic movements associated with the development. The Report thereby concludes that the traffic movements arising from the development are unlikely to have a significant impact on the soundscape.

6.7 The Report suggests that the uncertainty relating to the frequency of traffic movements is likely causing concern to the residents, rather than the specific sound pressure level. The Report recommends that the application site implement a more regimented traffic management scheme to reduce this uncertainty, reduce the chance of any congestion, and alleviate the concern from the residential properties.

6.8 The findings and recommendations of the Noise Assessment are accepted by the Council's Environmental Health Officer, where it is recommended that the existing enclosure to the freezer condenser be upgraded. Conditions are recommended to this effect, requiring that the enclosure be upgraded sufficiently to achieve the 3dB noise attenuation, with the requirement to submit a subsequent verification report.

- 6.9 The Noise Assessment submitted by the Applicant recognises that the application site is impacted by traffic noise from the A24, with noise associated with the development impacted by this existing noise source. Through sound measuring, the assessment has however found that the externally located plant does exceed the residual background noise level in the night time period (23:00 – 07:00). It does however consider that this impact could be overcome by upgrading the enclosure surrounding the plant, and this is accepted by the Council's Environmental Health Officer. It is also considered that upgrading the enclosure to the 'Plucker' could also reduce noise associated with the operation. It is considered that the conditions as recommended by the Environmental Health Officer would be reasonable and would overcome the concerns raised with regard to the external plant.
- 6.10 The Noise Assessment outlines that noise caused by vehicle traffic to and from the application site would be no greater than the noise experienced from road traffic using the A24. The Noise Assessment thereby concludes that the development is unlikely to have a significant impact on the soundscape. It is recognised that the Assessment makes an assumption of the noise levels from the A24, but this is based upon modelling at nearby sites where data has been collected. The Environmental Health Officer has raised no concerns with this methodology, with the conclusions accepted.
- 6.11 The Environmental Health Officer has previously suggested a number of conditions to mitigate potential harm to neighbouring occupiers, including restrictions on hours of use and hours of deliveries. While it is recognised that restrictions on the hours of operation and deliveries would impact the operation of the business, which has sought permission for deliveries in the early hours of the morning (3am to 6am), it is recognised that the proposal would be located in immediate proximity to a number of residential properties. This is a material consideration of significant weight, particularly as all vehicle movements would pass in close proximity to these residential properties. Given the relationship between the properties, coupled with the night time hours proposed, it is likely that the associated vehicle movements would be recognisable from the residential dwellings, and this has the potential to result in harm. Furthermore, the method of loading and unloading could result in some noise impact from intermittent sharp noises from roll cages etc. However, this could be controlled through a suitably worded management plan condition. For these reasons, it is considered reasonable and necessary to impose conditions to limit operations and delivery movements to more reasonable hours to reflect the constraints of the site. This would reduce the impact and would overcome concerns regarding potential noise and disturbance to the nearby residential properties.
- 6.12 It is recognised that concerns have been raised by objectors with respect to the likelihood of conditions being adhered to. However, the suggested conditions are considered necessary to make the development acceptable, while also being enforceable. The conditions would serve a planning purpose and subject to the recommended conditions, the proposed development is considered to result in an acceptable impact on the amenities and sensitivities of neighbouring residential properties, in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Water Neutrality

- 6.13 The Applicant has submitted an updated Water Neutrality Statement received on 07.12.2022. A Statutory Declaration from the former manager of Woodmans Farm outlines that the business had over 25 racehorses and employed both a Trainer and 2no. Jockey Lads. During its operation, the site included 20 stables along with other associated equestrian paraphernalia. The racing yard was closed in 2004, at which point the stables and part of the land were let to self-livery clients. No information about the self-livery has been provided, with evidence during the initial site visit indicating that only 2 of the stables were being used for horses. On this basis, and the lack of evidence provided to demonstrate any water consumption, the existing site is considered to have a nil (0) water consumption.

- 6.14 The Water Neutrality Statement outlines that the business (Chanctonbury Game) has a water demand of 57.08 litres per person per day. This is based on the installation of a dual flush toilet, flow restrictors to kitchen tap/washbasin, and wash down resulting from the nature of the business. A figure has also been included for washing up by employees. The Water Neutrality Statement outlines that an average of 5no. full-time employees work from the premises, with the overall water demand resulting from the number of employees equating to 285.38 litres per day. The strategy proposes both on-site mitigation measures, through the fitting of flow restrictors to the kitchen tap and washbasin, and the installation of a dual flush toilet, along with off-setting measures to retrofit 5no. dwellings. This would be achieved through the installation of low flow rate taps (flow restrictors).
- 6.15 Water calculations have been provided for each of the existing 5 dwellings, supported by water bills. This indicates a total daily water use for all properties of 1511.72 litres per day. Subject to the retrofitting as outlined above, the strategy indicates that the total water consumption of all dwellings would be reduced to 1221.1 litres per day, achieving a reduction of 290.62 litres per day. A schedule of these fittings has been provided, with a photographic schedule of existing fittings provided for comparison. This provides certainty that the proposed fittings are not present within the existing buildings and would result in the reductions as stated.
- 6.16 The Council have undertaken an Appropriate Assessment, where it has been concluded that the mitigation measures and proposed offsetting through retrofitting 5no. existing properties would result in a total reduction of 290.62 litres per day, which would be greater than the demand arising from the development. It has therefore been shown that the water saving measures would address the demand arising from the development and would be water neutral.
- 6.17 It is noted that a number of objections have been received with respect to the figures presented within the Water Neutrality Statement, and specifically the implication should the business hire additional employees. Based on current operations at the site there is no evidence there would be an increase in employment at the site, particularly given any other occupant of the site would require separate planning permission given the sui generis use proposed. Natural England have been consulted on the Appropriate Assessment and concurs with the assessment conclusions, providing that the mitigation measures proposed in the water neutrality statement are appropriately secured in any planning permission given. The mitigation measures could be secured by condition, with the offsetting strategy secured through a s106 agreement. Subject to the water strategy being implemented in full and in perpetuity, it is considered that the proposal would be water neutral.

Conclusion and Planning Balance

- 6.18 The previous committee report to the October 2022 Planning Committee South meeting recommended that this application be refused. The previous report, which is appended to this one, remains a material consideration in the assessment of this application. Following the previous committee meeting new material information has been submitted, which is discussed above. It is therefore necessary to re-balance the benefits and harm of the development.
- 6.19 It is recognised that Chanctonbury Game offers an important service for the rural community, with associated economic and public benefits. The proposed development would therefore result in social and economic benefits and would support and contribute to the wider rural economy. This is considered to be a material consideration of significant weight. The proposal would be located within an established building suitable for conversion, and would sustain the countryside-based enterprise without resulting in adverse impact on the highway network. For these reasons, the proposed development is considered acceptable in principle.

- 6.20 The Applicant has submitted additional information, in the form of a Noise Assessment and updated Water Neutrality Statement, to address the concerns previously raised. The Noise Assessment has confirmed that the operation and associated activities would not result in significant noise, particularly given the background noise experienced from the A24. Subject to conditions limiting operating hours, delivery/dispatch hours, further details with respect to loading/unloading and upgrading existing plant enclosures, it is considered that the proposal would not result in a level of harm to the amenities of neighbouring properties which would warrant a refusal of the application on planning grounds.
- 6.21 The proposed water strategy, which includes offsetting to 5no. residential dwellings, is considered to address the water demand arising from the development, and this would be secured by a s106 agreement. Subject to this mitigation, the development would not therefore contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, thereby not conflicting with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats and Species).
- 6.22 For these reasons, it is considered that the development is acceptable in accordance with the relevant development plan policies, subject to conditions as listed below and a s106 agreement to secure the water strategy in perpetuity.

7. RECOMMENDATIONS

- 7.1 To approve the application subject to the following conditions and the signing of a s106 legal agreement.

Conditions:

- 1 **Approved Plans**
- 2 **Regulatory Condition:** Within 3 months of the date of this permission, a drainage strategy detailing the proposed means of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed within 1 month of the date of approval of these details.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 3 **Regulatory Condition:** Within 3 months of the date of this permission, a Waste Management Plan shall be submitted and approved in writing by the Local Planning Authority. The Plan shall include but not be limited to, the location and storage of waste prior to collection, the location of waste on day of collection, and measures to control and minimise odour from waste at the site. The Waste Management Plan shall be implemented within 1 month of approval of these details and complied with thereafter for the duration of the use.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** Within 3 months of the date of this permission, a scheme for sound attenuation against external noise from the externally located plant shall be submitted to and approved by the Local Planning Authority. The scheme shall have regard to the recommendations set out in the submitted Noise Assessment reference J3550 Issue 1 by

Acoustic Associates Sussex Ltd. The approved sound attenuation works shall be completed within 1 month of the details being approved and shall be retained thereafter.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Regulation Condition:** Within 3 months of the date of this permission, a Delivery, Collection and Service Management Plan, which includes details of the types of vehicles, how deliveries and collections will take place and the frequency of deliveries shall be submitted to and approved in writing by the Local Planning Authority. All deliveries and collections shall thereafter be carried out in accordance with the approved plan.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** Within 1 month of the date of this permission, the parking, turning and access facilities necessary to serve the approved use shall be constructed and completed in accordance with the approved details as shown on plan 2021-6336-000 rev A and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** Within 3 months of the date of this permission, a scheme for the provision of electrical vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed within 1 month of the date of approval of these details and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

- 8 **Regulatory Condition:** Within 3 months of the date of this permission, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development shall be submitted to and approved in writing by the Local Planning Authority. Within 1 month of the approval of these details, the approved cycle parking facilities shall be 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).

- 9 **Regulatory Condition:** Within 3 months of the works to upgrade the external plant enclosures being completed, a Noise Assessment shall be submitted and approved in writing by the Local Planning Authority which demonstrates the plant noise levels for night time operation have been reduced by at least 3dB(A). The assessment shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and current best practice and shall include full spectrum analysis to confirm that there is no tonality or other acoustically distinctive features present in the noise. Any additional steps required to mitigate noise shall be detailed and implemented, as necessary in accordance with a timetable submitted with the Assessment. The details as approved shall thereafter be permanently retained

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** The premises hereby permitted shall be used for the processing, preparation and packaging of game meat (sui generis) only and for no other purpose.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to the proximity of the site to the nearby residential properties under Policy 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** The premises shall not be open for trade or business except between the hours of 07:00 hours to 19:00 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).

- 12 **Regulatory Condition:** No deliveries to or from the site in connection with 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).

- 13 **Regulatory Condition:** No external storage of any materials or waste shall take place at any time.

Reason: To safeguard the amenities of the locality in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

- 14 **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).