



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Units 4 To 5 Redkiln Close, Horsham, West Sussex
DESCRIPTION:	Demolition of warehouse building and associated structures. Construction of two no self contained warehouse units for storage (Class B8).
REFERENCE:	DC/25/0803
RECOMMENDATION:	Advice / No Objection (In principle) / Objection / More Information / Modification / Refusal

COMMENTS:

The redevelopment of these two employment units to upgrade and increase the floorspace from 904sqm (GIA) to 1574sqm (GA) within an established industrial location, designated a Key Employment Area (Blatchford Road) via Policy 9 of the Horsham District Planning Framework 2015 (HDPF), is supported in principle. The proposal complies with Strategic Policy 7: Economic Growth and Policy 9: Employment Development which support the redevelopment, regeneration, intensification and smart growth of existing employment sites and retention of Key Employment Areas for employment uses.

By virtue of these policies regard should be given to flexible design to enable the formation of small units and their use together to offer various size options within the premises to facilitate the provision of space for small, start up and move-on businesses throughout the life of the buildings.

These comments relate only to those which relate to the principle of the development. It is for the Case Officer to consider detailed matters and to assess the merits of the proposal against all relevant policies, including those in the Horsham District Planning Framework (HDPF) adopted in 2015, the Horsham Blueprint Neighbourhood Forum made on 14 December 2022, the West Sussex Joint Minerals Local Plan (WSJMLP, 2018; reviewed in 2023, plan period to 2033) and its 'Soft Sand' formal revision (adopted March 2021), and the West Sussex Waste Local Plan (WSWLP, 2014), which was reviewed in 2019 and 2024 with a finding that no updates were required.

It should be noted that the HDPF was adopted in 2015. Legislation requires all Local Plans to be reviewed at least every five years from adoption. It is almost ten years since the adoption of the HDPF and whilst it seeks to set the planning strategy for the years up to 2031 the weight of each policy will vary subject to consideration of whether they are, in the context of alignment with the NPPF, out of date or not. Paragraph 11.d of the NPPF makes clear that where policies which are most important for determining the application are out-of-date permission should be granted unless there are strong reasons the development conflicts with the policies of the NPPF; or any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the NPPF. Strategic Policy 7 and Policy 9 of the HDPF are consistent with the NPPF and remain relevant Development Plan policies.

NAME:	Rebecca Fry
DEPARTMENT:	Planning Policy
DATE:	17/06/2025