DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1283
Bankside House, Henfield Road, Small Dole, West Sussex, BN5 9XQ

DESCRIPTION:

Variation of Condition of previously approved application DC/23/2078 (Erection of single storey extension, bin and bicycle storage, rendering of external elevations, reconfiguration of existing carpark and associated landscaping) Changing of Proposed Site Layout and Landscape Masterplan listed in Condition 1.

RELEVANT PLANNING HISTORY:

DC/23/2078	Erection of single storey extension, bin and bicycle storage, rendering of external elevations, reconfiguration of existing carpark and associated landscaping.	Application Permitted on 08.01.2024

SITE AND SURROUNDS

The application relates to a detached two-storey office block sited toward the entrance of the Mackley Industrial Estate, Small Dole. The office block is composed of a stock brick to all elevations, UPVC window units, and a large, glazed entrance to the northern entrance to the building. The site is in ample grounds with the western boundary of the site bound by mature vegetation, planted vegetation to the eastern boundary, a large parking area to the southern side of the site with a smaller parking area to the northern side.

DETAILED DESCRIPTION

The application seeks a variation of condition to previously approved planning permission reference DC/23/2078. The proposal relates to a minor amendment to relocate the vehicular access to the staff carpark from the southern boundary to the eastern boundary. This would facilitate direct access to the staff carpark from the main road into the Mackley Industrial Estate. This would involve some alterations to the landscaping strategy, albeit that there would no reduction to the soft landscaping features.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable 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 27 - Settlement Coalescence
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 29 - Equestrian Development
Policy 30 - Protected Landscapes
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 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 – Parking

Upper Beeding Neighbourhood Plan:
Policy 1 – Spatial Plan for the Parish
Policy 8 – Design Standards for New Development
Policy 10 – Employment Sites and Supporting Businesses

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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

Consultations:

HDC Tree Officer: No Objection

Subject to appropriate implementation of tree protection measures and no-dig hard standing construction as inferred within the submitted tree report, the impact on trees should be limited to the removal and replacement of landscape planting around the Eastern boundary of the site.

WSCC Highways: Comment

From inspection of the submitted plans, the amended plans include a relocation of the staff car park access. The estate roads are privately maintained and therefore, any proposed access works will be subject to formal approval from the road's proprietor. There does not appear to be any visibility issues with the proposed access point.

In summary, 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.

Parish Comments:

None received

Representations:

None received

HUMAN RIGHTS AND EQUALITY:

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.

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.

PLANNING ASSESSMENT

The application seeks a minor amendment to previously approved planning permission (DC/23/2078), focusing on the relocation of vehicular access to the staff car park at Bankside House. The amendment moves access from the southern boundary to the eastern boundary, simplifying access directly from the estate's main road. This change minimizes access-related boundary complexities and improves overall traffic flow within the industrial estate without increasing vehicle movements.

Principle of Development:

The proposal aligns with Policy 7 and Policy 9 of the Horsham District Planning Framework, which support sustainable employment development, especially within Key Employment Areas like Mackley Industrial Estate. Since the amendment involves only an access relocation, it does not alter employment floorspace or the existing use. Policies within the Upper Beeding Neighbourhood Plan continue to support such employment site improvements without adverse impact, as demonstrated here.

Design and Appearance:

In line with Policy 33 of the Horsham District Planning Framework, the proposed relocation of vehicular access demonstrates efficient use of land and does not introduce any adverse effects on the amenity of nearby properties or the character of the area. The proposed access reconfiguration respects the current landscape character of the Mackley Industrial Estate by maintaining the existing parking layout, soft landscaping, and vegetation where feasible. Minor adjustments to landscaping, such as the relocation of one tree and a grassed area, ensure continuity with the original design while retaining overall site cohesion.

In accordance with Policy 8 of the Upper Beeding Neighbourhood Plan, the amended layout respects the scale, density, and architectural character of the estate, harmonizing with the existing industrial and commercial context. The proposal adopts materials and finishes that match the established aesthetic of the site and surrounding structures. Although the site is not within the South Downs National Park, it is nearby, and care has been taken to avoid any potential negative impacts on the park's scenic quality and landscape by using a sensitive, minimalistic approach that complements the area's natural beauty and architectural setting.

Overall, the access amendment aligns with the HDPF and Upper Beeding NPD by integrating well with the local character and preserving the visual and functional quality of the site within its industrial context.

Highways Impacts:

Policy 40 of the HDPF emphasizes safe transport access and integrated network support, while Policy 41 mandates adequate parking. The proposed eastern access poses no additional burden on local traffic or parking standards. Visibility splays are considered adequate for the new entrance, and the parking layout has been reconfigured to maintain the original number of spaces, with electric vehicle

charging points remaining per the initial approval. West Sussex County Council Highways has raised no objections, confirming alignment with the NPPF and HDPF policies.

Landscaping and Biodiversity:

The Local Planning Authority has confirmed that the pre-commencement condition suggested by the Tree Officer, which was not applied in the first approved application, will not be imposed on the current application (DC/24/1283). In any case, the trees in question are not protected and whilst they may hold some visual amenity value, this is tempered by the overall quality and character of the industrial estate as a whole. The original Arboricultural Method Statement remains valid and applicable, as the proposed amendments do not impact its directives.

Minor amendments to the landscaping strategy involve relocating one tree and grassed area to the south. This ensures no reduction in green features or biodiversity, maintaining alignment with the approved Biodiversity Net Gain Assessment submitted under DC/23/2078, which continues to meet Condition 4 of that approval.

As the original application was permitted prior to 12.02.2024, this section 73 application is not liable to demonstrate biodiversity net gain.

Water Neutrality:

The amendment does not impact the previously established water neutrality compliance, as the usage remains limited to circulation space. With no increase in site occupancy, there is no additional water demand, adhering to Natural England's water neutrality requirements.

Conclusion:

The proposed access relocation complies with the policies of the Horsham District Planning Framework and the Upper Beeding Neighbourhood Plan. The variation is recommended for approval as it enhances site functionality without compromising local policies or amenities.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted must be commenced by the 08.01.2027.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and elevations (including those within the approved Design and Access Statement) unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Biodiversity Net Gain Assessment (Lizard Landscape Design and Ecology, received by the Council on 14.11.2023) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To conserve and enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/24/1283

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Layout plan	Hard and Soft Landscape	LLD3016-LAN-DWG-100 REV 05	22.08.2024
Site plan	Proposed	6270B ECE 00 00 GA A 0002 REV I	22.08.2024
Supporting Statement	Planning	NONE	05.09.2024

Plans list for: DC/23/2078

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Existing Site Location & Block Plan	6270B PL-A-0001	14.11.2023
Plans	Proposed Elevations - South and West	6270B PL-A-0401	14.11.2023
Plans	GA Sections - AA and BB	6270B PL-A-0501	14.11.2023
Plans	GA Sections - CC and DD	6270B PL-A-0502	14.11.2023
Plans	GA Plans - Existing Ground Floor	6270B PL-A-0010	14.11.2023
Plans	GA Plans - Existing First Floor	6270B PL-A-0011	14.11.2023
Plans	GA Plans - Existing Roof Plan	6270B PL-A-0012	14.11.2023
Plans	Existing Elevations - North and East	6270B PL-A-0020	14.11.2023
Plans	Existing Elevations - South and West	6270B PL-A-0021	14.11.2023
Plans	GA Plans - Proposed Ground Floor	6270B PL-A-0100	14.11.2023
Plans	GA Plans - Proposed First Floor	6270B PL-A-0101	14.11.2023
Plans	Proposed Elevations - North and East	6270B PL-A-0400	14.11.2023
Plans	GA Plans - Proposed Roof Plan	6270B PL-A-0102	14.11.2023
Supporting Document	Biodiversity Net Gain Assessment	NONE	14.11.2023

DELEGATED

Case Officer sign/initial	Shazia Penne	Date:	23.10.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	25.10.2024