Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1782
Southwater Business Park, Sony Dadc Uk Limited , Worthing Road, Southwater, West Sussex, RH13 9YT

DESCRIPTION:
Non Material Amendment to previously approved application DC/23/1843 (Demolition of existing warehouse buildings. Erection of new single-storey buildings to provide employment units for a flexible range of employment uses (Use Classes E(g)(iii), B2 and/or B8) with ancillary offices, together with associated access road, hard and soft landscaping, cycle parking, car parking, EV charging, service yard, loading bays, site infrastructure and associated works.) Relocation of the acoustic fence near unit 1. Repositioning of cycle shelter between units 3 and 4 to allow relocation of landlord's pillar displaced by relocated acoustic fence.

RELEVANT PLANNING HISTORY:

PE/18/0260	Demolition of the vacant industrial building (formerly occupied by Sony) and redevelopment to deliver circa (i) 125 units or (ii) 105 units in a mix of private and affordable tenures with associated landscaping and car parking	Pre-Application Advice Given on 15.02.2019
PE/20/0231	Demolition of warehouse buildings and redevelopment to provide 9 contemporary employment units for a flexible range of employment uses (within Use Classes E, B2 and/or B8) and ancillary offices, together with associated works	Pre-Application Advice Given on 22.01.2021
EIA/21/0007	EIA Screening	EIA Advice Given on 08.12.2021
DC/22/0302	Demolition of existing warehouse buildings and redevelopment to provide employment units for a flexible range of employment uses (Use Classes E(g)(iii), B2 and/or B8) erection of ancillary offices, together with the provision of yard areas, parking, landscaping and associated works	Application Permitted on 14.04.2023
DC/23/1226	Prior approval for demolition of all existing buildings on site including warehouses, office space, plant enclosures, removal of floor slabs and foundations, removal of hardstanding yard and parking areas.	Prior Approval Not Required on 19.07.2023
DC/23/1843	Demolition of existing warehouse buildings. Erection of new single-storey buildings to provide employment units for a flexible range of employment uses (Use Classes E(g)(iii), B2 and/or B8) with ancillary offices, together with associated access road, hard and soft landscaping, cycle parking, car parking, EV charging, service yard, loading bays, site infrastructure and associated works.	Application Permitted on 12.07.2024

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:
None received

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 proposed amounts are not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

This application is made pursuant to S.96A of the Town and Country Planning Act 1990 (as inserted by S190 of the Planning Act 2008) and seeks to make non-material amendments to the approved application ref: DC/23/1843.

The changes sought are the repositioning of an acoustic fence forward of Unit 1 to a position ~1.5m eastwards and the repositioning of a cycle-store located between Units 4 and 5 to a position ~1.5m westwards.

The sole consideration before the Authority is as to whether the proposed alterations can be considered ‘non-material’, with regard to the effect of the change, together with any previous changes made, upon the planning permission as originally granted (S.96A(2)).

In this instance the proposed amendments are considered non-material in nature. Neither change would influence the amount of cycle parking available on the site, nor the overall length and height of acoustic fencing. In visual terms the repositioning of both acoustic fencing and cycle parking would not have a perceptible impact on the design quality of the scheme, or its effects upon the wider character and appearance of its surroundings.

With regard to the proposed repositioning of the acoustic fencing specifically, it is not considered that this change would materially influence the degree of acoustic screening which this feature would provide to the activities within the site. No further impact upon existing trees on the eastern site boundary, similarly, is considered to result from the proposed change, noting that this seeks to position fencing further away from existing trees relative to the currently approved position.

No other changes or effects would arise from the proposed amendments. It is, therefore, considered that the proposed amendments can be approved accordingly.

Recommendation: Application Permitted

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/24/1782
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan		4690-PL-002 REV B	26.11.2024
Site plan		4690-PL-003 REV B	26.11.2024

DELEGATED

Case Officer sign/initial Giles Holbrook Date: 09.12.2024

Authorising Officer sign/initial Adrian Smith Date: 10/12/2024