



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Bentley House North Heath Lane Industrial Estate North Heath Lane Horsham
DESCRIPTION:	Change of use of building to provide 9 residential units.
REFERENCE:	DC/26/0024
RECOMMENDATION:	Advice / No Objection / <u>Objection</u> / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: Enterprise do not support this application.	
MAIN COMMENTS: Economic Development object to the proposed change of use from commercial to residential, as it would result in the permanent loss of employment space within Horsham District. The loss of commercial floorspace directly conflicts with the priorities set out in Horsham District Council's Economic Strategy, <i>Enterprising Horsham</i> . In particular, it undermines two of the Strategy's five priority areas: Priority 1: Inward Investment Securing economic growth and attracting inward investment is dependent on businesses and investors having confidence in the availability and long-term potential of Horsham's economic locations. The removal of viable commercial premises weakens that confidence and reduces the district's ability to compete for new and expanding businesses. Priority 2: Enterprise It is essential that Horsham District provides a sufficient range and quality of commercial floorspace to allow existing businesses to grow and remain within the district. This is fundamental to sustaining local employment opportunities and supporting a resilient local economy. Horsham District already faces a recognised shortage of commercial and employment floorspace. The loss of additional premises would be damaging to the local commercial landscape and would remove a potential generator of economic growth and jobs. Furthermore, there is concern regarding the cumulative impact of incremental changes of this nature. While individual applications may appear modest when considered in isolation, the ongoing loss of commercial space collectively risks eroding the critical mass of businesses required to sustain a successful, diverse, and vibrant district economy. For these reasons, the proposed change of use is contrary to the district's economic objectives and should be resisted. "Please note these comments are provided on a without prejudice basis to development management's wider consideration of all relevant planning policy and material planning considerations. These comments are not a formal indication that planning permission will be forthcoming and the advice does not bind Horsham District Council to a final recommendation on any planning application."	
ANY RECOMMENDED CONDITIONS:	
NAME:	Julie Cavallo
DEPARTMENT:	Enterprise (Economic Development)
DATE:	04.02.26

