

**Access and Planning Statement – Section 73
Application
Variation of Condition 1 (Approved Plans)
Application reference: DC/23/1806
Site: Hawksbourne Woods, Rusper Road,
Horsham, RH12 4QS**

1. Introduction

This statement accompanies a Section 73 application seeking a minor material amendment to vary Condition 1 (Approved Plans) in order to amend the position of the approved site entrance.

2. Proposed amendment

The proposal seeks to utilise an existing access track into the woodland in place of the previously approved entrance location. The track already exists and has historically been used for land management and forestry access. Works are limited to tidying and improving the existing track surface to make it suitable for guest access.

The existing track includes approximately 300mm of established hardcore, providing a suitable structural base for vehicular access without the need for significant ground disturbance.

3. Access and fire service considerations

The existing track is approximately 3.7 metres wide, consistent with typical fire appliance access requirements. The proposal therefore maintains suitable access for emergency and service vehicles without the need for significant alteration to the surrounding woodland.

Traffic generation associated with the development remains unchanged from that previously assessed as part of the approved application.

4. Conclusion

The proposed amendment is minor in nature and relates only to the repositioning of the site entrance to utilise an existing track. The change improves the functionality of the development while maintaining compliance with planning policy and the principles established under the approved permission.

Existing access gate and visibility splays



