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Planning Department
Horsham District Council
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22 August 2024
Ref: MS/Let/P2056i

Dear Mr Hermitage,

Section 73 Application: Proposed Variation of Condition 1 pursuant to Full Planning Application (reference: DC/23/2078) for the Erection of a single storey extension, bin and bicycle storage, rendering of external elevations, reconfiguration of existing carpark and associated landscaping at Bankside House, Henfield Road, Small Dole, West Sussex

We are writing to you on behalf of our client, **Van Oord and Mackley**, in support of a Section 73 Application for minor amendments to the previously approved scheme under reference DC/23/2078 at Bankside House.

This application seeks minor amendments to the previously approved scheme to relocate the proposed access to the staff carparking area from the southern boundary to the eastern boundary.

This Section 73 application seeks to vary Conditions 1 of the approved DC/23/2078. The application is supported by the following updated plans and reports:

- Planning Covering Letter
- Proposed Site Plan
- Landscape Masterplan

The Site

The site is located in Small Dole, south of Henfield on the Mackley Industrial Estate. The application site is located to the south of the entrance to the estate, east of Henfield Road.

The site is occupied by a two-storey, L-shaped office building, with car parking to the north and south. To the west of the site is a single residential dwelling, Woodside, that sits between the industrial estate and Henfield Road.

The prevailing character of the area is industrial buildings, well screened by the existing boundary landscape buffer of planting and mature trees.

The site contains visitor parking to the north of the site, the office building with a single storey mobile office extension to the centre of the site, staff parking to the south accessed from the south boundary and a planted and grass strip to the eastern boundary.

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Figure 1 - Site Location Plan

Planning History

The site gained planning approval for; ***DC/23/2078 - Erection of a single storey extension, bin and bicycle storage, rendering of external elevations, reconfiguration of existing carpark and associated landscaping*** in January 2024. The approved Site Plan is shown below in Figure 2, and details vehicular access to the southern carpark, from the south.

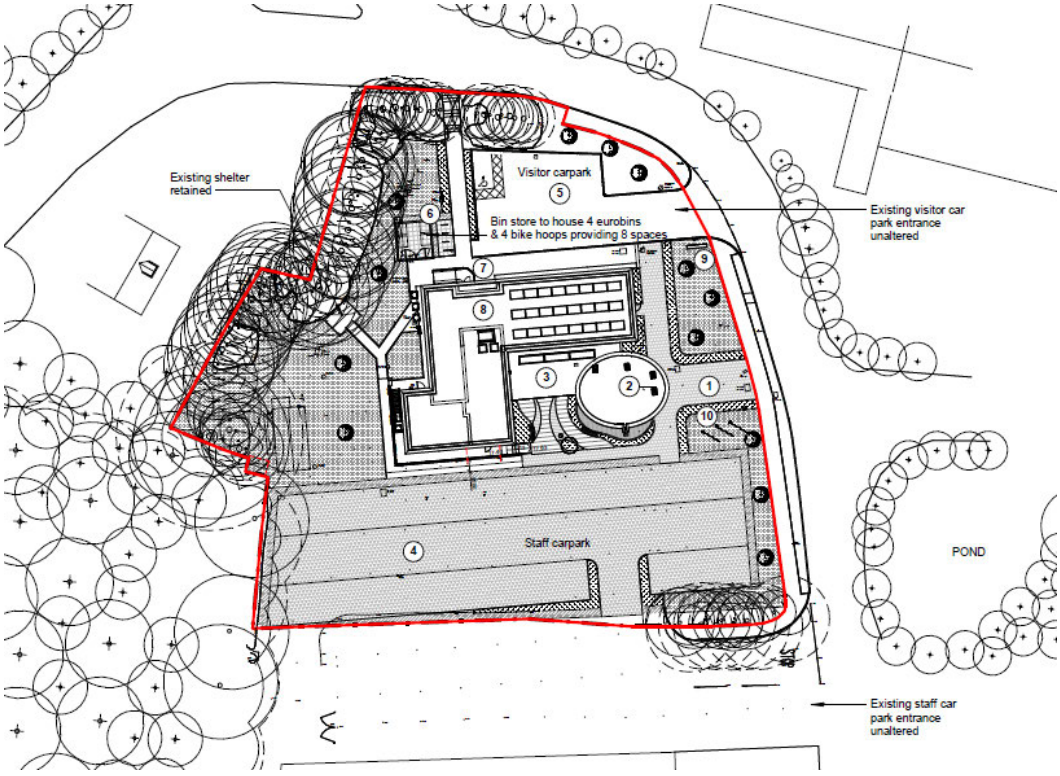


Figure 2 - Approved Site Layout under DC/23/2078

Proposed Amendments to Site Layout

The proposed minor amendment seeks 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.

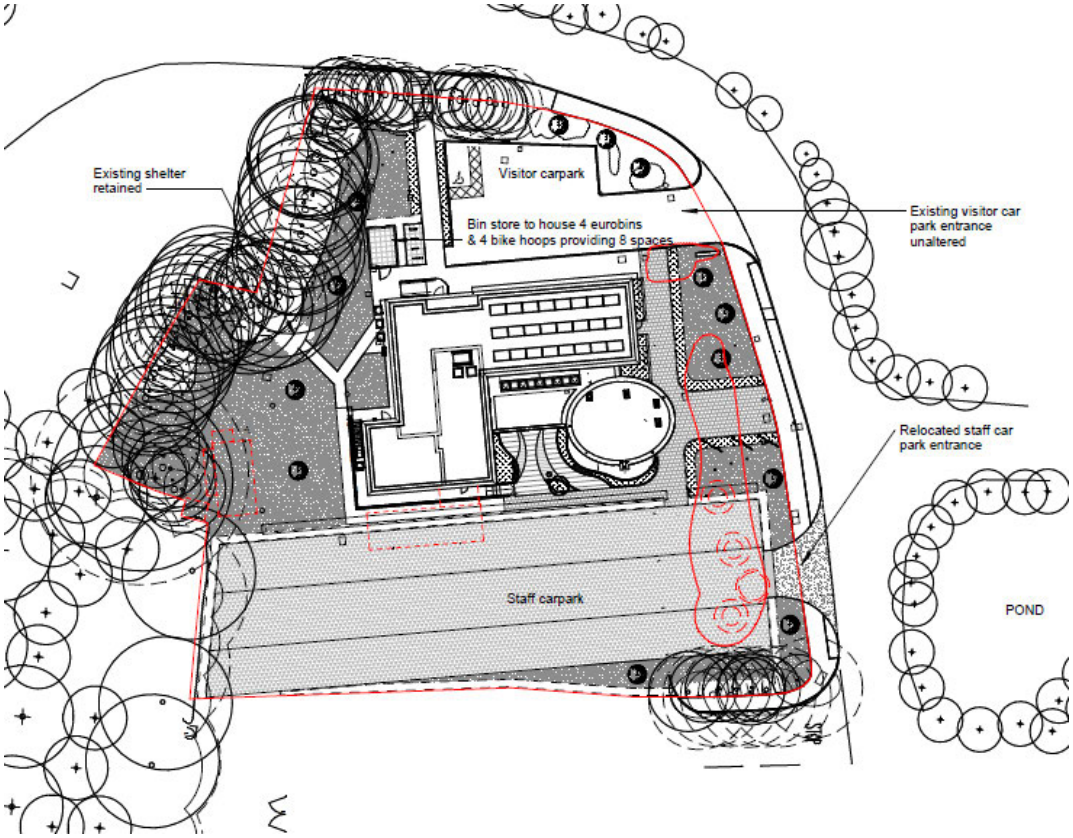


Figure 3 - Proposed Site Layout

The current approved access from the south of the site requires vehicles to turn onto land owned by Hopegar. By relocating the access, this simplifies the boundary lease and rights of access for the site at Bankside House.

Highways Impacts

Policy 40 of the HDPF seeks for development to promote an improved and integrated transport network and promote sustainable transport. Policy 41 seeks adequate parking and facilities to be provided, including the needs of cycle parking, plug-in charging and other low emission uses.

The site is located within the Mackley Industrial Estate, of which the roads are privately owned and maintained. The proposed amendment to introduce access from the east will not result in an increase in vehicle movements, therefore there will be no harm to the function and safety of the existing highway network. Appropriate visibility splays have been incorporated into the design of the proposed entrance.

The proposed number of parking spaces will remain the same within the staff car park, however will be reconfigured to facilitate access and remove access from the south. The proposed EV charging points will remain as per the approved permission.

Landscaping and Biodiversity

The proposed minor amendments to the layout will result in amendments to the approved Landscape Masterplan, with the relocation of one proposed tree and grassed area from the eastern boundary to the south. As such there will be no loss to landscaping or biodiversity on site as a result of the proposed amendment.

Furthermore, the approved planning permission to which this Section 73 application relates **(DC/23/2078)** was approved by Horsham District Council on 8 January 2024. This Section 73 application is therefore exempt from requiring Biodiversity Net Gain as outlined within the Planning Practise Guidance on Biodiversity Net Gain (May 2024), as shown below:

> Biodiversity net gain does not apply to:
>
> - retrospective planning permissions made under section 73A; and
> - section 73 permissions where the original permission which the section 73 relates to was either granted before 12 February 2024 or the application for the original permission was made before 12 February 2024

The proposed development will still fully accord with the approved document *Biodiversity Net Gain Assessment (Lizard Landscape Design and Ecology, received by the Council on 14.11.2023)* as required within Condition 4 of the Planning Permission DC/23/2078.

Summary

The proposed Section 73 minor amendment application seeks to relocate the approved access to the staff carpark from the southern boundary to the east. The proposed relocation would not have a detrimental impact on the existing highways network.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Huw James MRTPI
Director