

1.0 Planning statement for purpose of Section 73 Submission

The original planning application for this project was registered on 7th August 2023. Due to complex ecology issues, planning consent was not granted until 18th February 2025.

Unfortunately, this project has not been immune from the issues facing the motor industry in the UK. These, along with the cost realisation of meeting planning obligations has forced a re-evaluation of the business case. The long and short of this is that we have had a hiatus whilst various options have been considered. The good news is that Sytner Group have decided to proceed with the investment on this site but do require changes to the scheme.

From a planning perspective the changes do not represent a major departure from the consented scheme. The changes can be summarised as follows.

1. Building footprint reduced by 297m²
2. First floor showroom area omitted.
3. Roof top car deck extended over showroom
4. Shorter main building reduces mass of building on the site.

The reasons for the changes are twofold. Firstly, to help with development cost and secondly to address a changing business climate where additional car storage is required rather than large showroom areas. Overall, the total built area, including the car deck is very close to that of the consented scheme. The overall proposal is 76m² smaller than the approved scheme. Showroom car display is reduced from 30 to 12 and car storage parking has a net increase of 21 spaces.

The changes have a relatively minor impact on the elevations, we have maintained the parapet heights etc. the same as the consented scheme. All other aspects of the consented scheme remain unchanged, this includes approved SuDS design, PV and air source heat pumps / Energy strategy. This application simply seeks to substitute revised proposal drawings to address minor changes to building plans and elevations.

We are now charged with delivering this project in an efficient time frame and have agreed a twin-track approach on planning. Seeking a S73 condition variation application to address the relatively minor visual changes to the scheme and simultaneously submit discharge of condition applications against the established consent. This will include the Licence in respect of GCN's for which the £70k second stage fee has been paid.