Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0035
Land Parcel at 507911 125837, Newbridge Road, Billingshurst, West Sussex

DESCRIPTION:
Approval of details reserved by condition 6 part (i) to approved application DC/22/0518.

RELEVANT PLANNING HISTORY:

DC/19/0295	Hybrid application for the erection of petrol filling station with convenience store and sandwich bar, car wash, jet wash and car parking; motorcycle showroom and workshop with associated car parking; outline planning permission for flexible employment space (B1b/B1c/B2/B8) totalling 4,627sqm with associated car parking and circulation space (scale, landscaping and appearance reserved); new access to the site from A272 and pedestrian link to footbridge over A29.	Application Permitted on 10.01.2020
DC/20/0399	Non-material amendment to previously approved application DC/19/0295. Relating to the creation of Phase 1a and Phase 1b.	Application Permitted on 27.03.2020
DC/20/1165	Variation of Condition 1 of previously approved application DC/19/0295. Relating to the site layout plan for Phase 1b.	Application Permitted on 23.09.2020
DISC/20/0101	Approval of details reserved by conditions 4 (CEMP), 5 (Surface Water), 6 (Drainage Strategy), 7 (Archaeology, Part (i) only), 8 (Contamination) and 9 (Levels) on DC/19/0295, pursuant to Phase 1a only.	Application Permitted on 15.07.2020
DISC/20/0192	Approval of details reserved by condition 7 (Part ii) on DC/19/0295.	Application Permitted on 10.08.2020
DC/21/1558	Erection of a roadside facility comprising a PFS, linked kiosk store and drive thru coffee unit (Sui Generis Use).	Application Permitted on 31.08.2022
DC/22/0518	Outline Application for redevelopment of the site to provide flexible employment space (Use Classes E(g)(ii) and (iii), B2 and B8) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout.	Application Permitted on 07.10.2022

PLANNING ASSESSMENT

Planning Application DC/22/0518 was granted consent on 07.10.2022. This permission was for the following:

'Outline Application for redevelopment of the site to provide flexible employment space (Use Classes E(g)(ii) and (iii), B2 and B8) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout.'

Consent is sought to discharge the details reserved by condition 6 part (i).

Pre-Commencement Condition:
(i) No development shall commence until a programme of archaeological work has been secured in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: This matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

To address the requirements of condition 6 part (i), the applicant has provided a Specification for an Archaeological Evaluation by Trial Trenching for Land off Newbridge Road dated 1 March 2023. This includes the proposed detailed methodology for the onsite trail trench investigations, environmental works, post-excavation and reporting, archiving, report dissemination, curatorial monitoring, procedure if variations are required, and health and safety.

The Archaeological Officer has reviewed the Specification for an Archaeological Evaluation by Trial Trenching document and confirmed that it provides an appropriate methodology. Officers concur with the Archaeological Officer and consider the submitted information is sufficient to meet the requirements of condition 6 part (i).

The requirements of condition 6 part (i) have been satisfied.

Recommendation: PERMIT

NOTES TO APPLICANT
This discharge approval relates to part i of condition 6 of DC/22/0518 ONLY, with formal discharge of the entirety of condition 6 to be issued after the Local Planning Authority agrees part ii.

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: DISC/24/0035
(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**
Supporting statement	Specification for an Archaeological Evaluation by Trial Trenching: Land Off Newbridge Road, Billingshurst, West Sussex		13.03.2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 02.05.2024

Authorising Officer sign/initial Adrian Smith Date: 03/05/2024