



# Horsham District Council

## Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Nick

Surname

Plank

Company Name

Denver Commercial LLP

### Address

Address line 1

Denver Storage Okehurst Lane

Address line 2

Address line 3

Town/City

Billingshurst

County

West Sussex

Country

United Kingdom

Postcode

RH14 9HR

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

### Applicant Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Denver Storage Okehurst Lane Billingshurst West Sussex  
Demolition of the existing building and erection of 3no storage units (Use Class B8),  
incorporating vehicular access, landscaping, and on-site parking provision

Reference number

DC/22/1458

Date of decision (date must be pre-application submission)

05/06/2024

**Please state the condition number(s) to which this application relates**

Condition number(s)

3 Pre-Commencement Condition: No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

(a) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (c) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation

(b) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Has the development already started?

- ☐ Yes  
☒ No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

**Discharge of Conditions**

Please provide a full description and/or list of the materials/details that are being submitted for approval

3.  
C-31048 Denver Okehurst Lane Billingshurt RH14 9HR Demolition Survey Report (002).pdf

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4. Denver - Contamination Offer.pdf  
Denver Storage - CRA Nov 2024 CP.pdf

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5.  
C-31048 Denver Okehurst Lane Billingshurt RH14 9HR Demolition Survey Report (002).pdf

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6.  
Drainage Statement v1.2.pdf  
Surface Water Design v1.3.pdf  
Surface Water Design v1.3.pdf  
501 Construction Details.pdf  
502 Construction Details.pdf  
CEMP v1.0.pdf  
Interim Drainage M & M Plan v1.0.pdf

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7.  
Drainage Statement v1.2.pdf  
Surface Water Design v1.3.pdf  
Surface Water Design v1.3.pdf  
501 Construction Details.pdf  
502 Construction Details.pdf  
CEMP v1.0.pdf  
Interim Drainage M & M Plan v1.0.pdf

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8. Bats  
ERSR-86454 - Site Registration Section 12 Roost Details - Denver - Accreditation Level 1 (AL1).xlsx  
ERSR-86454 - Site Registration Form - Denver - Accreditation Level 1 (AL1).docx  
Bat ER Class Licence WML-CL47 V2.5.pdf

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9.  
LLD3370-ARB-SCH-001.pdf  
LLD3370-ARB-SCH-001.pdf  
LLD3370-ARB-DWG-001-TRPP.pdf  
LLD3370-ARB-REP-001-00-AIA.pdf  
  
LLD2288-LAN-REP-001-02.pdf

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10.  
LLD3370-ARB-SCH-001.pdf  
LLD3370-ARB-SCH-001.pdf  
LLD3370-ARB-DWG-001-TRPP.pdf  
LLD3370-ARB-REP-001-00-AIA.pdf

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11.

Deprecated but details in case are on planning portal.

32FE1A334CEE448B8B24AF071062845A.pdf

B3B49C44ACC04AAD8FF61A320E574C04.pdf

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12.

LLD3370-ECO-REP-001-00-EDS.pdf

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Email Matthew.Porter@horsham.gov.uk

Date (must be pre-application submission)

03/12/2025

Details of the pre-application advice received

Matthew.Porter Matthew.Porter@horsham.gov.uk

Dec 3, 2025, 1:52 PM

to me, Richard, Catherine, Celia

Dear Nick,

You need to formally apply to discharge the conditions.

<https://www.horsham.gov.uk/planning/planning-applications/apply-for-planning-permission#howtoapply>

Approval will be based on the evidence submitted, so the onerous is on yourself to provide this – I would not be making contact with Lizard Ecology.

Yours sincerely,

Matthew

Porter

Principal Planning Officer

Telephone:

01403 215561

Email:

Matthew.Porter@horsham.gov.uk

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Nick Plank

Date

17/02/2026