Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0380
Land At 509354 126590 , Hilland Road, Billingshurst, West Sussex, RH14 9HN

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/25/0458 (CEMP).

RELEVANT PLANNING HISTORY:

DC/25/0458	Workshop, storage building with associated vehicular parking, yard area and access.	Application Permitted on 08.10.2025

PLANNING ASSESSMENT
Planning Application DC/25/0458 was granted consent on 8/10/2025. This permission was for the following: **Workshop, storage building with associated vehicular parking, yard area and access.**

Consent is sought to discharge the details reserved by condition 3.

Condition 3:
Pre-Commencement Condition: The development hereby approved shall not commence until the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:
(a) Details of site management contact details and responsibilities;
(b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
i. location of site compound,
ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
iii. site offices (including location, height, size and appearance),
iv. location of site access points for construction vehicles,
v. location of on-site parking,
vi. locations and details for the provision of wheel washing facilities and dust suppression facilities
(c) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;
(d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

The submitted details have been reviewed by the Council's Environmental Health Team and the Local Highways Authority. The Council's Environmental Health Team find the details satisfactory, whilst the Local Highways Authority is satisfied that the submitted CEMP raises no highways safety or capacity concerns.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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/25/0380
(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 Docs	Construction Environment Management Plan	NONE	01.12.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 15.04.2026

Authorising Officer sign/initial J Hawkes Date: 15.04.2026