



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0143

Oreham Manor Farm, Oreham Common, Henfield, West Sussex, BN5 9SB

DESCRIPTION:

Application for Approval of Details Reserved by Condition 4 to approved application DC/25/1827.

RELEVANT PLANNING HISTORY:

DC/25/1827	Demolition of existing buildings and erection of 1No detached self-build dwelling with associated works.	Application Permitted on 24.03.2026
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PLANNING ASSESSMENT

Planning Application DC/25/1827 was granted consent on 24.03.2026. This permission was for the following:

Demolition of existing buildings and erection of 1No detached self-build dwelling with associated works.

Consent is sought to discharge the details reserved by condition 4: -

Pre-Commencement Condition: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

- (a) *the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)*
- (b) *the provision of wheel washing facilities (if necessary) and dust suppression facilities*

The approved details shall be adhered to throughout the construction period.

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

The applicant has submitted detailed information via two plans titled "2507OR_R1_Con.4.1" and "2507OR_R1_Con.4": -

Drawing no. 2507OR_R1_Con.4 indicates the location of each of the prescribed areas not limited to the wheel washing area, contractor and visitor parking, material compound, site office and vehicle access, with drawing no. 2507OR_R1_Con.4 giving further detail on the methodology of the Waste Management Plan, measures to control dust, and Site preparation such that it addresses each component of the condition.

It is considered that the submitted details meet the requirements of the above condition with the measures outlined sufficient to protect neighbouring amenity during construction activities. The details are therefore acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0143

(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
Location plan	Proposed	2507OR_R1_Con.4	06.05.2026
Supporting Docs	CMP Proposed	2507OR_R1_Con.4.1	06.05.2026

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 14.08.2026