



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0120

Land at 509467 125933, Hilland Road, Billingshurst, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 9 and 10 to approved application DC/24/1999

RELEVANT PLANNING HISTORY:

DC/24/1999	Erection of 6 no. dwellings.	Application 03.04.2025	Permitted	on
DISC/25/0261	Approval of details reserved by condition 3 to approved application DC/24/1999.	Application 26.11.2025	Permitted	on
DC/25/1869	Removal of Condition 5 of previously approved application DC/24/1999 (Erection of 6 no. dwellings) Relating to water neutrality.	Application 23.02.2026	Permitted	on
DISC/25/0360	Approval of details reserved by conditions 4 and 6 to approved application DC/24/1999.	Application 09.01.2026	Permitted	on
DISC/26/0001	Application for Approval of Details Reserved by Conditions 7 and 8 to approved application DC/24/1999.	Application 26.02.2026	Permitted	on

PLANNING ASSESSMENT

Planning Application DC/24/1999 was granted consent on 03.04.2025. This permission was for the following:

“Erection of 6 no. dwellings.”

Consent is sought to discharge the details reserved by conditions 9 and 10.

Condition 9:

Pre-Occupation Condition: No part of the development shall be first occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

The applicant has submitted a Lighting strategy that demonstrates wildlife friendly lighting. The lighting strategy has been reviewed by the Council's Service Ecology Consultant and they have no objections to the details submitted. The requirements of the condition have been satisfied.

Condition 10:

Pre-Occupation Condition: *No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum of 30 megabits per second through full fibre broadband connection has been provided to the premises.*

Reason: *To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).*

The applicant is not required to submit information for condition 10 to be assessed, only to enact the requirements of the condition. The applicant has submitted confirmation of broadband connection and this would need to be provided prior to occupation of the development.

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/26/0120

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	LIGHTING STRATEGY	L0208-LTBL-REP-001 P01	13.04.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 3rd June 2026

Authorising Officer sign/initial RHERMITAGE Date: 08.06.2026