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

Denver Storage

Address Line 1

Okehurst Lane

Address Line 2

Address Line 3

West Sussex

Town/city

Billingshurst

Postcode

RH14 9HR

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

Easting (x)

509079

Northing (y)

127479

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Nick

Surname

Plank

Company Name

Denver Commercial LLP

### Address

Address line 1

Aspen Place

Address line 2

Okehurst Lane

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

***** REDACTED ******

## Description of the Proposal

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

Removal of Conditions 11, 19, 20, 21, 27, 38 and 39 of previously approved application DC/22/1458 (Demolition of the existing building and erection of 3no storage units (Use Class B8), incorporating vehicular access, landscaping, and on-site parking provision) relating to water neutrality.

Reference number

DC/26/1292

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

02/10/2026

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

Condition number(s)

3, 4 and 44

Has the development already started?

◯ Yes
⊘ No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

Condition 3: full discharge of parts (a), (b) and (c). Conditions 4 and 44 (identical wording): discharge of the pre-commencement element only, i.e. approval of the details of chemical testing and assessment of soils to be re-used or imported. The written verification report required by Conditions 4 and 44 (and Condition 13) will be submitted before first occupation.

## Discharge of Conditions

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

Contaminated land (Conditions 3, 4 and 44 of DC/26/1292), following the Environmental Health comments of 16/04/2026 on DISC/26/0059. Documents: (1) EAS Ltd Preliminary Contamination Risk Assessment, April 2021, ref 427/ECE/DenverComm/PCRA - Condition 3(a); (2) EAS Ltd Contamination Risk Assessment, December 2024, ref 752/ECE/DenverComLLP/CRA2024 - Condition 3(b); (3) EAS Ltd CRA Addendum, 5 May 2026 - responds to EH points 1-6; (4) EAS Ltd Remediation and Testing Strategy, May 2026, ref 752a/ECE/DenverComLLP/RemStrat - Condition 3(c) remediation scheme and verification plan, and soil testing/import details for Conditions 4 and 44. See covering letter dated 21/10/2026, which sets out how each EH point is addressed. The asbestos method statement (Condition 5) will be submitted separately.

## Site Visit

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

- [x] Yes
- [ ] No

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

- [ ] The agent
- [x] The applicant
- [ ] Other person

## Pre-application Advice

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

- [ ] Yes
- [x] No

## 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.

- [x] I / We agree to the outlined declaration

Signed

Nick Plank

Date

21/10/2026