



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0401

Platts Corner Petrol Filling Station, Newbridge Road, Billingshurst, West Sussex, RH14 9HY

DESCRIPTION:

Approval of details reserved by condition(s) 17 to approved application DC/24/1571.

RELEVANT PLANNING HISTORY:

DC/24/1571	Variation of Condition 23 of previously approved application DC/25/0386 (Variation of Condition 1 and Removal of Condition 18 of previously approved application DC/24/1989 (Variation of condition 1 and 17 of previously approved application reference DC/22/0518 (Outline Application for redevelopment of the site to provide flexible employment space (Use Classes E(g)(ii) and (iii), B2 and B8) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout)) in relation to amending the operational hours.	Application Permitted on 20.06.2025
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PLANNING ASSESSMENT

Planning Application DC/22/0518 was granted consent on 20/06/2025. This permission was for the following:

Variation of Condition 23 of previously approved application DC/25/0386 (Variation of Condition 1 and Removal of Condition 18 of previously approved application DC/24/1989 (Variation of condition 1 and 17 of previously approved application reference DC/22/0518 (Outline Application for redevelopment of the site to provide flexible employment space (Use Classes E(g)(ii) and (iii), B2 and B8) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout)) in relation to amending the operational hours.

Consent is sought to discharge the details reserved by conditions 17.

Condition 17:

Pre-Occupation Condition: Prior to the first occupation or use of the development hereby permitted, full details of the proposed footpath link along the eastern boundary to the existing footbridge as shown on approved Proposed Block Site Plan reference [101 Rev B] shall have been submitted to and approved in writing by the Local Planning Authority. The footpath shall be implemented in accordance with the approved details prior to the first occupation (or use) of any part of the development and maintained as such thereafter.

Reason: To encourage and promote sustainable travel options to the site, and in the interests of visual amenity in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

The consented masterplan under DC/22/0518 showed the provision of a footpath link from the south-eastern corner of the commercial / employment site to the PRoW_1324 which runs along Newbridge Road and Newbridge Road East, facilitating a sustainable link from the site through to the village boundary of Billingshurst which lies on the eastern side of the A29, east of the site.

It is not intended that this footpath be adopted by WSCC as a PRoW, but rather to facilitate sustainable pedestrian access to the site from the village.

The detailed plan submitted with this discharge of condition application (23-030-I&L G02 rev C1 - External Finishes and Slab Joints) shows a self-binding gravel path, some 1.8m wide, connecting the site to the southern PRow and roadway. Within the site, the new footpath would become a tarmac finish. There are no steps shown on the submitted plan.

The requirements of the condition have therefore 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/25/0401

(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
Plans	External finished and slab joints	G02 REV C1	17.12.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 23.01.2026

Authorising Officer sign/initial J Hawkes Date: 23.01.2026