Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0316
Land Parcel at 507911 125837, Newbridge Road, Billingshurst, West Sussex

DESCRIPTION:
Approval of details reserved by condition 16 (Travel Plan) to approved application DC/26/0211 (Variation of conditions 3 (CEMP), 12 (Noise Management), 17 (footpath link) and 23 (hours of operation), and removal of conditions 18 (rainwater harvesting) and 32 (offsetting scheme) of 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)))

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/26/0211 | Variation of conditions 3 (CEMP), 12 (Noise Management), 17 (footpath link) and 23 (hours of operation), and removal of conditions 18 (rainwater harvesting) and 32 (offsetting scheme) of 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)) | Application Permitted on 02.04.2026 |

PLANNING ASSESSMENT
Planning Application DC/26/0211 was granted consent on the 2nd of April 2026. This permission was for the following:

**Variation of conditions 3 (CEMP), 12 (Noise Management), 17 (footpath link) and 23 (hours of operation), and removal of conditions 18 (rainwater harvesting) and 32 (offsetting scheme) of 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))**

Approval is sought for details reserved by condition 16 (Travel Plan).

**Condition 16:**

**Pre-Occupation Condition**: Prior to the first occupation or use of the development hereby permitted, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised

by the Highway Authority and shall include details to mitigate impacts on air quality as set out in the Council's latest Air Quality and Emissions Reduction Guidance document. The applicant shall use all reasonable endeavours to work with other businesses in the immediate area to coordinate the measures within the travel plan. The Travel Plan once approved shall thereafter be implemented as specified within the approved document.

Reason: To encourage and promote sustainable transport and mitigate the impacts of the development on air quality in accordance with Policies 35, 40 & 41 of the Horsham District Planning Framework (2015).

A Travel Plan has been provided and the Local Highway Authority have commented on the application confirming sufficient information to discharge the permission has been provided. It is therefore considered that the measures within the submitted travel sufficiency encourage and promote sustainable transport and mitigate the impacts of air quality (the latter principally being addressed under separate condition 15 of the same decision notice via an Air Quality Mitigation Scheme).

**Recommendation: Application Permitted**

NOTE TO APPLICANT

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.

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**Plans list for: DISC/26/0316**
(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 Statement | B2193/TP03 Issue No. 3 FINAL Travel Plan Platts Roundabout Site, Billingshurst by Stunt Consulting dated 07 September 2026 | | 18.09.2026 |

**DELEGATED**

Case Officer sign/initial Alice Johnson Date: 21.10.2026

Authorising Officer sign/initial Matthew Porter Date: 21-10-2026