



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0142

Baileys Farm, Brooks Green Road, Coolham, West Sussex, RH13 8GR

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 4, 5, 6 and 7 to approved application DC/26/0213

RELEVANT PLANNING HISTORY:

DC/26/0213	Variation of Condition 1 and Removal of Condition 3 of previously approved application DC/23/1792 (Erection of a business unit (Classes E and B8 Use) with associated parking) relating to water neutrality.	Application Permitted on 02.04.2026
DC/23/1792	Erection of a business unit (Classes E and B8 Use) with associated parking.	Application Permitted on 26.07.2024

PLANNING ASSESSMENT

Planning Application DC/26/0213 was granted consent on 02.04.2026. This permission was for the following:

“Variation of Condition 1 and Removal of Condition 3 of previously approved application DC/23/1792 (Erection of a business unit (Classes E and B8 Use) with associated parking) relating to water neutrality.”

Consent is sought to discharge the details reserved by conditions 4, 5, 6 and 7.

Condition 4:

“Pre-Occupation Condition: A Biodiversity Enhancement Layout for bespoke biodiversity enhancement shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for bespoke biodiversity enhancements; and*
- b) locations, orientations and heights for bespoke biodiversity enhancements by appropriate maps and plans.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the National Planning Policy Framework 2023 and s40 of the NERC Act 2006 (Priority habitats & species).”

The applicant has submitted photographic evidence of the installation of the Biodiversity Enhancements detailed within the Biodiversity Enhancement Layout report. These measures include log piles, bat box and bird boxes. The submitted biodiversity enhancement layout details the siting of each enhancement measure. The requirements of the condition have been satisfied.

Condition 5:

“Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with approved drawing number 22-11-01. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).”

There is no requirement to approve the details of Condition 5- the wording of the condition requires the applicant to adhere to the condition by providing parking facilities as per the submitted plans.

Condition 6:

“Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No use hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).”

The applicant has submitted a document titled ‘Car Parking facilities’ which detail the car parking spaces constructed as part of the application. The information submitted indicates the location and extent of the car parking facilities. The document titled ‘Covered Cycle parking facilities detail the provision of covered cycle parking and location as per the submitted plans. The requirements of the condition have been satisfied.

Condition 7:

“Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a Delivery, Collection & Service Management Plan, which includes details of the types of vehicles, how deliveries and collections will take place and the frequency of deliveries relating to the B8 use has been submitted to and approved in writing by the Local Planning Authority. In addition, the plan shall detail the arrangements for the loading and unloading of deliveries, in terms of location and frequency, and set out arrangements for the collection of refuse shall be detailed. All deliveries and collections shall thereafter be carried out in accordance with the approved plan unless otherwise agreed to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).”

Environmental Health have been consulted as part of the application and have no objections to the approval of the details provided. The details provided include a document titled ‘Delivery collection and service management plan’ which details the types of vehicle attending the site, management of deliveries, staff and workers whilst outlining the frequency of vehicular trip. The requirements of the condition have 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/26/0142

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Building Layout & Elevations Site & Location Plans	22-11-01	01.05.2026
Supporting Docs	Biodiversity Enhancement Layout Report.	NONE	01.05.2026
Supporting Docs	Car parking facilities	NONE	01.05.2026
Supporting Docs	Covered cycle parking facilities	NONE	01.05.2026
Supporting Docs	Delivery Collection and service management plan.	NONE	01.05.2026
Supporting Statement	Planning Statement	NONE	01.05.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 24th June 2026

Authorising Officer sign/initial RHERMITAGE Date: 26.06.2026