



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0044

Land South of Platts Roundabout, Newbridge Road, Billingshurst, West Sussex, RH14 9HY

DESCRIPTION:

Approval of details reserved by condition 5 to approved application DC/24/0805

RELEVANT PLANNING HISTORY:

DC/24/0805	Reserved matters application pursuant to Condition 2 of outline planning permission 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) regarding revised masterplan and reference to the proposed footpath and Discharge Details in relation to Conditions 5, 6 part ii, 7, 8, 9, 12, 15 and 20).	Application Permitted on 12.02.2025
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CONSULTATION RESPONSE

HDC Environmental Health: *I have reviewed the document 'EXTERNAL SERVICES SITEWIDE: 25877-IDC-ZZ-00-DR-SIP-MEP-9601- Sitewide' for the above application and I am happy that the requirements for condition 5 of DC/24/0805 have been met.*

PLANNING ASSESSMENT

Planning Application DC/24/0805 was granted consent on 12 February 2025. This permission was for the following:

Reserved matters application pursuant to Condition 2 of outline planning permission 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) regarding revised masterplan and reference to the proposed footpath and Discharge Details in relation to Conditions 5, 6(ii), 7, 8, 9, 12, 15 and 20).

Consent is sought to discharge the details reserved by condition 5.

Condition 5:

Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the development hereby permitted, a scheme to show the passive ducting to provide for future EV charge points / upgrading within the site, along with a timeline for the implementation of such works, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for

pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

The applicant has submitted a plan which shows the sitewide external services on the site at Billingshurst which has been reviewed by a HDC Environmental Health Officer. As demonstrated by the response above, Environmental Health are satisfied with the information provided.

The requirements of condition 5 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/26/0044

(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
Site plan	External Services Sitewide	25877-IDC-ZZ-00-DR-SIP-MEP-9601 - Sitewide	09.02.2026
Block plan		101 B	09.02.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 26/02/2026

Authorising Officer sign/initial Adrian Smith Date: 27/02/2026