



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0172

Land Parcel at 507911 125837, Newbridge Road, Billingshurst, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 13 (Landscape and SuDS Management and Maintenance Plan) of approved application DC/26/0211 (Variation of conditions 3, 12, 17 and 23, and removal of conditions 18 and 32 of DC/24/1571).

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
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PLANNING ASSESSMENT

Planning Application DC/26/0211 was granted consent on 02 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.

Consent is sought to discharge the details reserved by condition 13.

Condition 13:

Pre-Occupation Condition: Prior to the first occupation or use of the development hereby permitted, a Landscape and SuDS Management and Maintenance Plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all landscape areas and SuDS infrastructure (existing and proposed) shall have been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policies 25, 31 and 33 of the Horsham District Planning Framework (2015).

To satisfy the requirements of Condition 13, the applicant has submitted a Drainage Maintenance Plan (ref. 23-030-I&L), Landscape Management and Maintenance Plan (ref. 11623 REV B) and a Proposed Drainage Plan (ref. 23-030-I&L-D01). These have been reviewed by the Lead Local Flood Authority (LLFA) and the Council's Landscape Consultants who have advised that sufficient information has been submitted to satisfy Condition 13.

Condition 13 may now be discharged.

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/26/0172

(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	Proposed Drainage Plan	23-030-I&L-D01	07.07.2026
Supporting Statement	Drainage maintenance plan	23-030-I&L	10.06.2026
Supporting Statement	Landscape Management and Maintenance Plan	11623 B	05.08.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 11/08/2026

Authorising Officer sign/initial Adrian Smith Date: 11/08/2026