



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0084

Duckmoor Farm, Wooddale Lane, Billingshurst, West Sussex, RH14 9DZ

DESCRIPTION:

Approval of details reserved by condition 13 (internal roads, footways, cycle ways and visitor car parking) to approved application DC/24/0768 (Reserved matters application for the erection of 83No. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/20/2607, relating to layout, scale, appearance and landscaping).

RELEVANT PLANNING HISTORY:

DC/24/0768	Reserved matters application for the erection of 83No. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/20/2607, relating to layout, scale, appearance and landscaping.	Application Permitted on 29.11.2024
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PLANNING ASSESSMENT

Planning Application DC/24/0768 was granted consent on 29 November 2024. This permission was for the following:

Reserved matters application for the erection of 83No. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/20/2607, relating to layout, scale, appearance and landscaping.

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

Condition 13:

Pre-Occupation Condition: *Notwithstanding the submitted details, no part of the development shall be first occupied until details of the internal road(s), footways, cycle ways and visitor car parking serving that part of the development have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.*

Reason: *To ensure safe and suitable access in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and Policies BILL 2 and 14 of the Billingshurst Neighbourhood Plan (2021).*

To satisfy the requirements of the above condition, the applicant has provided a General Arrangement Plan (7276-SMA-XX-XX-DR-C-0500 C11) as well as a series of Surface Finishes Layouts Sheets. These incorporate the tactile paving requested by WSCC Highways in their comments under the

reserved matters application, as well as raised tables and a change in surface colours in certain areas of the development.

WSCC Highways has been consulted on the plans and have advised that they are satisfied with the detail provided. The requirements of the condition have therefore been satisfied.

Water Neutrality Note: No further Habitat Regulations Appropriate Assessment (HRA) is required at conditions discharge stage if a scheme has already undertaken HRA for Water Neutrality prior to being granted. The permitted scheme (DC/20/2607 and DC/24/0768) was judged water neutral under the Habitat Regulations and the details pursuant to condition 13 will not require re-assessment of that outcome as there is no change in water usage previous assessed arising from the details pursuant.

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/26/0084

(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	GENERAL ARRANGEMENT PLAN	7276-SMA-XX-XX-DR-C-0500 REV C11	22.05.2026
Plans	SURFACES FINISHES LAYOUTS SHEET 1	7276-SMA-XX-XX-DR-C-0501 REV C08	22.05.2026
Plans	SURFACE FINISHES LAYOUTS SHEET 2	7276-SMA-XX-XX-DR-C-0502 REV C08	22.05.2026
Plans	SURFACE FINISHES LAYOUTS SHEET 3	7276-SMA-XX-XX-DR-C-0503 REV C05	22.05.2026
Plans	SURFACE FINISHES LAYOUTS SHEET 4	7276-SMA-XX-XX-DR-C-0504 REV C07	22.05.2026
Plans	CONSTRUCTION DETAILS SHEET	7276-SMA-XX-XX-DR-C-0533 REV C05	22.05.2026
Plans	Surface Finishes Layouts Sheet 5	7276-SMA-XX-XX-DR-C-0505 REV C2	12.03.2026
Plans	Surface Finishes Layouts Sheet 6	7276-SMA-XX-XX-DR-C-0506 REV C2	12.03.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 05/06/2026

Authorising Officer sign/initial Matthew Porter Date: 05/06/2026