# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0189
8 Station Road, Billingshurst, West Sussex, RH14 9RE

DESCRIPTION:
Approval of details reserved by conditions 4,5,6,8 and 9 to approved application DC/24/1017

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/24/1017 | Erection of a two storey residential dwelling. | Application Permitted on 15.11.2024 |
| DISC/24/0312 | Application for Approval of Details Reserved by Condition 3,4,5,6,7 and 15 to approved application DC/24/1017 | Split Decision on 13.02.2025 |

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Arboriculture:
[Summary]

*The purpose of condition 4 (Ref: DC/24/1017) was to safeguard the roots of the off-site pine tree to the NW of the site from requirement for utility line excavations. This is explicit within the condition requirement.*

*For the second time (see DISC/24/0312) the submitted AMS does not even include the relevant tree nor deal with connection of non water related services (electric cabling, gas etc.) in respect of connection either to existing sources to the East or whether excavations are required in the private drive to the west of the site (where the pine trees roots are) to achieve this.*

*In the latest submissions, dwg 3_200003C states that waste water is to be connected to a point to the East of the site (ref: dwg no 3 200002C – not submitted?) and rain water to be dealt with on site – no external connections proposed.*

*If following further communications with the applicant you are latterly satisfied that no excavations are required within the drive to the West of the site for any utilities connections then please do not re-consult the trees team.*

HDC Environmental Health:

*I can confirm that conditions 5 and 8 of the approved application DC/24/1017 can be discharged*

Previous comments have confirmed additional information has been required and that condition 6 is suitable to be discharged.

PLANNING ASSESSMENT

Planning Application DC/24/1017 was granted consent on 15.11.2024. This permission was for the following:

**Erection of a two storey residential dwelling.**

Consent is sought to discharge the details reserved by conditions 4,5,6,8 and 9.

**Condition 4**:

***Pre-Commencement Condition****: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement (AMS) detailing measures to provide for the protection of the roadside pine tree throughout all construction works has been submitted to and approved in writing by the Local Planning Authority. The AMS shall include specific reference to any excavations within 10m of the stem of tree for services connection to the Station Road highway, The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.*

*Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.*

*Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).*

The Arboriculture Officer previously raised concerns about the information submitted with the proposal. Following this comment the applicant has provided information confirming no excavations are required, within the drive to the west of the site, as the utilities have already been installed by previous owners. Given these works have already taken place the information provided is considered suitable. Informal discussions with HDC's Arboricultural Officer have also confirmed this.

The requirements of the condition have been satisfied.

**Conditions 5 & 8**:

Condition 5

***Pre-Commencement Condition****: Prior to commencement of development full details of the rainwater harvesting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include:*

- *Detail on the likely contaminants associated with the rainwater harvesting system,*
- *Detail on the type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.*
- *Detail on the proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.*
- *Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment*

*failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.*

- *Details, including a plan or schematic, showing the supply – including a site plan and/or schematic showing location of source, chambers, tanks, distribution network including valves, pipes, consumer premises and means to record the total water consumption of each unit*
- *Detail on the continuity of supply during dry periods extending beyond 35 days.*
- *Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance*

*The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.*

*Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 186 of the National Planning Policy Framework (2023), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).*

Condition 8:

***Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level shall commence until a management and maintenance plan for the greywater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:*

- *The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.*
- *Detail on how any failure of any samples will be investigated and managed.*
- *Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of each unit*
- *Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used.*
- *Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.*
- *The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.*
- *Detail on the continuity of supply during dry periods extending beyond 35 days.*
- *Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.*
- *Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority.*

*The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.*

*Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 186 of the National Planning Policy Framework (2023), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).*

Additional information has been submitted for both conditions 5 and 8 confirming the contingency arrangements for the water supply if there is a failure, the maintenance of the Hydraloop system and an updated risk assessment. Following this the Environmental Health Officer has confirmed the requirements of the conditions have been satisfied.

Conditions 5 and 8 are therefore recommended for discharge.

**Condition 6**:

***Pre-Commencement (Slab Level) Condition****: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (prepared by GPR Building Contractors, received 07.10.2024) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting system shall include suitable storage tanks to provide a minimum 35 days storage capacity (at least 7,500l), including details of their location and whether they would be surface mounted or set within the ground, in addition to evidence that their initial fill will be supplied with water from outside of the Water Supply Zone.*

*Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 186 of the National Planning Policy Framework (2023), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).*

A quote for the delivery of up to 10,000 litres of drinking water from a firm who gives their address as being in Essex has been provided. The Environmental Health Officer has confirmed the management plans for the rainwater and greywater use are suitable. Plan 3_200002C provides the location of the Greywater Hydraloop System and Rainwater Harvesting System. It also confirms the rainwater system would be a shallow dig installation.

There is some minimal variation from the previously approved Water Neutrality Statement, as the washing machine has been moved from greywater provision to rainwater provision. This change is very minimal and would not alter the methods of mitigation given as both approved and now submitted the rainfall collection would cover the washing machine's water use.

It is understood from the Water Neutrality Statement the internal grey water system contributes 20.6 l/p/d so with an average occupancy it would provide the required 50.88 l/d. A note has also been provided confirming the hydraloop system for the greywater can be connected to the rainwater harvesting where required.

The LPA's calculations, using the provided Building Regs Part G calculator, indicates that the total rainwater requirement for the dwelling would be 171.44 l/d.

The proposal seeks to harvest rainwater from the 120.3$m^2$ roof and store it within two 100l rainwater butts. It is expected from a roof area of the proposed dwelling that an average of 229.244 l/d of water would be collected. This would exceed the amount for both rainwater and grey water needed for the proposed dwelling, making it water neutral.

The submitted statement confirms a 7500l Shallow Dig Domestic Rainwater Harvesting System is proposed to store water during a 35 day flood period. This would be sufficient to store the 6,000.4 litres required for the dwelling over 35 days.

Condition 6 is considered suitable for discharge.

**Condition 9:**

**Pre-Occupation Condition**: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting

*The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.*

*Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).*

The submitted document Pre-occupation: No.9 Landscaping confirms the existing site is primarily laid to poor quality lawn. The submitted information includes information on the proposed lawn planting and information on a proposed programme to revitalise the lawn. The submitted photos indicate no trees are present on the site and no tree planting is proposed. It is noted proposed plan 3_200002E has been amended to reflect this.

Proposed plan 4_200004A alongside the document Pre-occupation: No.9 Landscaping provide details of the dwarf walls, infill paving to the front of the property, rear patio, side patio, steps and footpath materials. An amendment has been made, adding a key, to plan 4_200004A. These materials seem to be of a standard appearance and would not be out of keeping for a back land development site such as this.

Following amendments to proposed plan 4_200004A the proposed gates have been removed and it is clear the boundary fencing on all elevations is to remain as existing. The additional boundary treatments relate to the front elevation only where close boarded gates are proposed. There is no specification as to the colour or treatment of these gates; however, given the sites location the LPA do not consider it necessary to restrict this.

Details of the external lighting have also been submitted, these include:

- **Front entrance:** Haylen Sensor Waterproof Led Wall Light 1500mm x 80mm wide mm LED IP65 Weather Resistant and Anti-Rust Aluminum, Colour: black with a bulb of Warm White/3000K at 2400 lumens
- **Kitchen Door (Top of Steps) and Patio Areas wall mounted 300mm above ground level**: Lucande Lachlain LED recessed wall lamp, 98 x 250 x 90, Colour Anthracite with a bulb of warm white/2700k at 545 lumens.
- **Kitchen, Bedroom 3 and Living Room wall mounted 500mm above ground level:** Lucande outdoor wall light Thomke, 2-bulb, anthracite, aluminium IP65 Die-cast aluminium / Single-pane safety glass (ESG) 2 x 4.3 W LED at 470 lumens.

It would not be unexpected for lighting to be present on buildings within an urbanised area such as that proposed here and no concerns are raised about the proposed lighting.

The LPA consider that in the urban area a garden laid to lawn with wooden fencing would be appropriate and condition 9 is considered suitable for discharge.

**Recommendation: Approve application**

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/25/0189**
(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 | Quotation | | 25.07.2025 |
| Supporting Statement | Response to EHO Horsham | | 25.07.2025 |
| Supporting Statement | Private Water Supply: Risk Assessment Lite Tool | | 09.07.2025 |
| Supporting Statement | Hydraloop instructions | | 09.07.2025 |
| Supporting Statement | PRE-OCCUPATION NO9 LANDSCAPING | | 20.08.2025 |
| Supporting Statement | CONDITION 8 | | 16.06.2025 |
| Supporting Statement | Water Neutrality Statement | | 20.08.2025 |
| Supporting Statement | ABORICULTURAL METHOD STATEMENT : IMPACT ASSESSMENT AND TREE PROTECTION PLAN | | 16.06.2025 |
| Location & Site plan | | 3_200001 | 16.06.2025 |
| Plans | | 3_200002E | 20.08.2025 |
| Details plan | RW AND GREYWATER RECYCLING SCHEMATIC : 3_200003C | 3_200003C | 16.06.2025 |
| Plans | CONDITION 9 - LANDSCAPING : 4_200004 | 4_200004A | 20.08.2025 |
| Supporting Statement | Email from agent about excavation | | 24.07.2025 |

Case Officer sign/initial Alice Johnson Date: 27/08/2025

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|---|---|---|---|
| Authorising Officer sign/initial | Adrian Smith | Date: | 02/09/2025 |