Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0312
8 Station Road, Billingshurst, West Sussex, RH14 9RE

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3, 4, 5, 6, 7 and 15 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

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:
HDC Drainage: Previously advised that further information was required. The applicant has provided limited additional information to address shortfalls previously identified. Further information is still required to support the Discharge of Condition 3, due to the absence of information relating to:

- Whether the site drainage meets the requirements of the NPPF, PPG, SuDS Non-
- Statutory Technical Standards (NSTS) (March 2015), the West Sussex LLFA Policy
- for the Management of Surface Water (2018), and the Horsham District Planning
- Framework (2015) Policy 38.

HDC Arboriculture: Condition 4 is specifically worded in respect of providing an arboricultural method statement to deal with the need to control installation of utility services connection adjacent to the prominent pine tree on the boundary with the adjacent school, at the driveway junction onto Station Road.

The South Oaks Arboricultural Consultancy AMS and AIA document does not broach the condition requirement. Their brief appears to have been misdirected. The submitted document does not broach the highlighted potential for harm to the roots of the roadside pine tree and therefore does not meet the condition requirement.

HDC Environmental Health: To discharge condition 5 a risk assessment is required to be submitted which sets out the frequency for sampling the system. There is also a minor typo as the statutory undertaker is Southern water not Thames water.
To discharge condition 6 the recycled greywater scheme will need to be revised to exclude supply to the washing machine and dishwasher. The DWI technical guidance advises that water for sanitary purposes includes water used for dishwashing and laundry must be of potable quality.

Representations:
One (1) objection has been received and has raised the following: -

- Concerns about parking and the location of a parking space within a private lane.

- The area designated for parking is not owned by the applicant.
- Land registry maps have been sent to the council and have been ignored.

One comment neither objecting to or supporting the application has raised the following: -

- It is unclear how to fencing around the tree will allow for vehicular access.
- Access to the main road during the build period.
- Access to the site for residents, visitors and those a part of The Tapestry Day Club.

PLANNING ASSESSMENT

Planning Application DC/24/1017 was granted consent on 15th of November 2024. This permission was for the following:

The erection of a two-storey residential dwelling.

Consent is sought to discharge the details reserved by conditions 3, 4, 5, 6, 7 and 15.

Condition 3:

Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The application site is within a built-up area boundary and is located within an area of low to medium area risk for surface water flooding. The proposal entails a connection to the existing public foul drainage infrastructure, and this would be considered acceptable.

It is noted that the Council's drainage advisor has sought additional information in respect of the proposed drainage details. It is though considered that given there is no objection in principle to the proposed arrangement, and noting the requirements of the Building Regulations and of Southern Water the submitted details are proportionate and acceptable. Furthermore, at building control stage the proposal would be required to demonstrate surface/rainwater management, the location of a soakaway would also be assessed through the building control process. The presence of other non-planning requirements would thus ensure that the development is correctly drained and it is not necessary to duplicate as part of this approval of details application. The submitted details pertaining to surface water are therefore considered acceptable.

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's comment confirms the provided Arboricultural Method Statement does not provide all the information required. In particular the submitted document does not broach the highlighted potential for harm to the roots of the roadside pine tree and therefore does not meet the condition requirement. Given this condition 4 is not recommended for discharge.

Concerns have been made in a representation that the tree fencing may be detrimental to the private road. As shown above the current protection is not considered adequate. Were any protection measures to impact the traffic flow within the private road the applicant would be expected to comply with other legislation, outside of the planning system, to do so.

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).

The Environmental Health Officer has raised concerns about the lack of confirmation as to the frequency for sampling of the system. Without this information it is not possible to confirm adequate testing of the system therefore maintaining suitable water quality levels. As such it is not considered possible to confirm the proposal would therefore be water neutral. Condition 5 is therefore not recommended for approval.

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).

The Environmental Health Officer's comments advise that the recycled greywater scheme will need to be revised to exclude supply to the washing machine and dishwasher. This is due to the DWI technical guidance advising that water for sanitary purposes includes water used for dishwashing and laundry must be of potable quality. The condition has therefore not demonstrated the quality of water

Condition 7:
Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The materials schedule demonstrates the proposed materials will fit well with the more contemporary design of the dwelling. The information provided is sufficient to discharge condition 7.

Condition 15:
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

Details have been provided with the application for a Hypervolt Home Pro 3 5m Tethered 7kw EV Charger in black. The submitted elevation plans indicate the charger will be attached to the western elevation of the building. The details are considered acceptable.

Other matters:

Representations have raised concerns over the location of the parking space within the private lane. The location of the parking space was considered acceptable under DC/24/1017. Representations indicate the applicant does not own this area of land. If this is the case the applicant will need to follow other legislation, outside of the planning system, for matters such as access to facilitate the addition of a parking space within the private road.

These representations have also queried the access to the main road during the build period for residents and visitors to the street. This matter was assessed under DC/24/1017. The site is within the built-up area, this form of development is not unexpected and therefore trip generation would be minimal for a proposal of this scale. While the proposal may result in a modest intensification of trips to and from the site the LPA consider no adverse harm would arise from the development.

Recommendation: Split Decision

Consent is hereby GRANTED pursuant to conditions 3, 7 and 15.

Consent is hereby REFUSED pursuant to conditions 4, 5, and 6 for the following reason(s):

1. Insufficient information has been given to confirm the rainwater harvesting scheme and water efficiency measures would provide water of a suitable quality to ensure water neutrality. Therefore conditions 5 and 6 of DC/24/1017 cannot be discharged at this current time.

2. Insufficient information has been provided to demonstrate the protection of the trees at the site. Therefore condition 4 of DC/24/1017 cannot be discharged at the current time.

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/24/0312
(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
Elevation plan	Elevations Plan	3_200002B	19.12.2024
Supporting Docs	Car Charging Spec Sheet		19.12.2024
Materials	SCHEDULE OF MATERIALS		19.12.2024
Location & Site plan	Location and Site Plans	3_200001	19.12.2024

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Water Direct Quotation		19.12.2024
Supporting Statement	Arboricultural Method Statement, Impact Assessment and Tree Protection Plan		19.12.2024
Plans	RW & Greywater Recyclimng Schematic	3_200003B	19.12.2024
Supporting Statement	Water Neutrality Statement		19.12.2024
Supporting Docs	RESPONSE TO EHO		19.12.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 12/02/2025

Authorising Officer sign/initial Guy Everest Date: 13.02.2025