



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0175

Woodfords, Shipley Road, Southwater, West Sussex, RH13 9BQ

DESCRIPTION:

Application for Approval of Details Reserved by Condition 2 to approved application DC/25/1658 (Pumping Station)

RELEVANT PLANNING HISTORY:

DC/25/1658	Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping.	Application Permitted on 15.05.2026
------------	---	-------------------------------------

PLANNING ASSESSMENT

Planning Application DC/25/1658 was granted consent on 15/05/2026. This permission was for the following:

Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping.

Consent is sought to discharge the details reserved by condition 2.

Condition 2:

Pre-Commencement Condition: Construction of the pumping station shall not commence until details of the proposed pumping station, including its buffer zone and suitable access arrangements, have been submitted to and been approved in writing by the Local Planning Authority in consultation with Southern Water. The pumping station shall be completed in accordance with the approved details.

Reason: In order to protect the interests of neighbouring residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Following review of the pumping station details, Southern Water has confirmed that the details are acceptable to discharge the condition.

However, officers have noted that the pumping station is now larger than as per the approved RMA plans (under DC/25/1658), and subsequently encroaches into the PRA zone of the northern belt of trees subject to a TPO, and includes a new surfaced turning area within the sensitive RPA. As a result, the Council's Tree Officer has advised that the pumping station be amended to ensure it lies outside of the RPA.

Following the submission of additional details in the form of a Tree Protection Plan, revised Drainage Details and a Tree Method Statement, the details have been reviewed by the Council's Tree officer. Accordingly, the following is acknowledged:

"The tree protection measures detailed within the Tree Protection Plan (Drawing No. 2463-KC-XX-YTREE-TPP01 Rev I) are considered to accord with the recommendations of BS 5837:2012 Trees in Relation to Design, Demolition and Construction.

It is noted that the revised Drainage Sheet 1 (5960-002-5001-T03) shows the proposed pumping station relocated outside the Root Protection Area (RPA) of Tree T31, this is also reflected in the TPP; This is positive.

The submitted Arboricultural Method Statement and Tree Protection Plan appropriately set's out how the tree protection measures to be implemented during the construction phase, including specific measures relating to the installation of the hardstanding adjacent to the pumping station; this is satisfactory.

With regards to the proposed connection between the SuDS basin and the ditch along the eastern boundary, from the submitted documents it is understood that surface water will be conveyed via a swale, thereby removing the requirement for more intrusive works within this area. The Arboricultural Method Statement also sets out the mitigation measures to be adopted during the construction of the swale to safeguard retained trees and their rooting environment; this is satisfactory.

Subject to the implementation of the measures detailed within the Arboricultural Method Statement and Tree Protection Plan, the retained trees should be adequately protected throughout the construction process and any associated landscaping works."

The requirements of the condition have been satisfied following receipt of the revised drainage details, which address arboricultural considerations.

Furthermore, the pumping station is located 12m off the northern site boundary to Rascalls Close, and 19m from the nearest habitable window to the existing dwellings at Rascalls Close. In terms of the proposed new properties within the development site, the drawings show a distance of 15m to the 'wet well' within the pumping station to satisfy the 15m buffer requirements, in accordance with Southern Water guidance, and in order to prevent undue odour, vibration and noise generated by the pumping station.

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/26/0175

(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 EXTERNAL WORKS SHEET 1 OF 3	5001-T01	11.06.2026
Plans	PROPOSED EXTERNAL LEVELS SHEET 1 OF 3	5011-T01	11.06.2026
Plans	PROPOSED EXTERNAL LEVELS SHEET 1 OF 3	5017-T01	11.06.2026
Supporting Statement	Drainage maintenance schedule	5960/002/001	11.06.2026

