DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0075
Land at Duckmoor Farm, East of Billingshurst Billingshurst RH14 9DZ

DESCRIPTION:
Approval of details reserved by condition 4 (underground services) to approved application DC/24/0768 (Reserved matters application for 83No. dwelling and associated infrastructure following outline application DC/20/2607).

DETAILED DESCRIPTION:

Planning Application DC/24/0768 was approved on 29-11-2024. This permitted Reserved Matters including Appearance, for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.

Approval is now sought for details pursuant to condition 4 (underground services). The details submitted comprise a set of technical drawings showing combined services (COMBINED SERVICES DRAWING: SDS-WDV-SW-CSD-001, REV P01) and revised drainage drawings (7276-SMA-XX-XX-DR-C-0515 – 0521 inclusive).

RELEVANT PLANNING HISTORY:

DC/20/2607	Outline Application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.	ALLOWED at appeal 18-01-2023
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.	Permitted 29/11/2024

REPRESENTATIONS

Consultations: HDC Landscapes (2nd consultation subsequent to original)
Please see updated comments under DISC/25/0054. While an up-to-date plan demonstrating coordination of landscape proposals with drainage proposals and other underground services has not yet been provided, satisfied information provided demonstrates landscape proposals can be delivered. Therefore, happy to recommend discharge of Condition 4.

Representations: None received.

Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The application seeks to discharge the details submitted pursuant to condition 4 only.

Condition 4 (underground services) reads:

Pre-Commencement Condition: Notwithstanding the submitted details and conditions imposed on DC/20/2607, including drainage routing, no development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations for that phase, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement, complete with root barriers if needed. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy BILL 2 of the Billingshurst Neighbourhood Plan (2021).

As originally submitted, the Council's Landscape team identified multiple conflicts between utilities and the landscaping scheme as shown on the applicant's submission drawings, including examples of utilities being located underneath or within the RPA of proposed trees resulting in the likelihood of them not being delivered or able to establish and be retained in the long term.

As requested by the Local Planning Authority, the proposals have been modified to ensure the landscaping scheme can successfully be delivered. Whilst an up-to-date plan demonstrating coordination of landscape proposals with drainage proposals and other underground services has not yet been provided, a revised suite of updated drainage plan drawings has been, and the Council's Landscape team are now satisfied that there is information provided that demonstrates landscape proposals can be delivered and, therefore, recommend discharge of Condition 4.

The applicant can be advised that were there is conflict, the revised drainage drawings take precedent over the non-updated combined services plan, by informative.

Therefore, the details submitted for approval pursuant to Condition 4 are satisfactory as the underground services have been demonstrated not to conflict with the satisfactory landscaping of the development in the interests of amenity in accordance with relevant policy.

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/24/0768) was judged water neutral under the Habitat Regulations and the details pursuant to condition 4 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

NOTE TO APPLICANT

The details pursuant to Condition 4 hereby approved are in accordance with the plans and details listed on this decision notice. Where there is conflict between the drainage drawings (7276-SMA-XX-XX-DR-C-0515 – 0521 inclusive) and the combined services plan (SDS-WDV-SW-CSD-001 REV P01), the drainage drawings shall prevail.

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/25/0075

(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	COMBINED SERVICES DRAWING	SDS-WDV-SW-CSD-001 REV P01	04.03.2025
Plans	Drainage Layout Sheet 1	7276-SMA-XX-XX-DR-C-0515 REV C03	20.08.2025
Plans	Drainage Layout Sheet 2	7276-SMA-XX-XX-DR-C-0516 REV C03	20.08.2025
Plans	Drainage Layout Sheet 3	7276-SMA-XX-XX-DR-C-0517 REV C03	20.08.2025
Plans	Drainage Layout Sheet 4	7276-SMA-XX-XX-DR-C-0518 REV C03	20.08.2025
Plans	Drainage Layout Sheet 5	7276-SMA-XX-XX-DR-C-0519 REV C02	20.08.2025
Plans	Drainage Layout Sheet 6	7276-SMA-XX-XX-DR-C-0520 REV C01	20.08.2025
Plans	Drainage Layout Sheet 7	7276-SMA-XX-XX-DR-C-0521 REV C02	20.08.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 29-08-2025

Authorising Officer sign/initial J Hawkes Date: 01.09.2025