DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0035
Land at Duckmoor Farm, East of Billingshurst Billingshurst RH14 9DZ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 6 (details of substation) to approved application DC/24/0768 (Reserved matters application for 83 No. dwellings, open space and child play provision, parking and associated infrastructure).

DETAILED DESCRIPTION:

Planning Application DC/24/0768 was Permitted on 29th November 2024, for the Reserved Matters following Outline permission DC/20/2607 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 6 (details of substation). Following negotiation, the details submitted comprise a suite of plan drawings (elevational showing front gabled single storey building) and materials/finishes schedule.

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 Nov 2024

CONSULTATIONS

None.

REPRESENTATIONS

None.

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 6 (details of substation).

Condition 6 (details of substation) reads:

Pre-Commencement (slab level) Condition: No development above slab level of the substation to be provided on site shall take place until details of the substation, including elevational drawings at an appropriate scale and details of materials and finishes have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details.

Reason: In the interests of the visual and residential amenities of the area in accordance with policies 32 and 33 of the Horsham District Planning Framework and Policy BILL 2 of the Billingshurst Neighbourhood Plan (2021).

Assessment

Upon request of the planning officer, the applicant has now submitted the necessary details, and it can be confirmed that scale, form and appearance (including exterior materials and finishes amongst other things) details that are proposed would ensure the substation building be appropriately integrated with the rest of the development and its surroundings, in terms of visual amenity.

Regarding residential amenity, the position and design of openings in the substation building would avoid intrusive activity materially harmful to neighbours or future occupiers.

Conclusion

The submitted details regarding the substation are therefore acceptable, pursuant to the reason to the imposing of the condition, which is in the interests of the visual and residential amenities of the area.

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 6 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

This decision purports approval of the External Materials Schedule SITE: Wood Vale, Billinghurst Current Issue: P3 Date: 26/03/2025 in relation to the substation ONLY.

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/25/0035
(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 Docs	External Materials Schedule SITE: Wood Vale, Billinghurst Current Issue: P3 Date: 26/03/2025		26.03.2025
Plans	CLOSE COUPLED SUBSTATION FRONT GABLED ROOF DETAIL GENERAL ARRANGEMENT	GTC-E-SS-0011_R2-2_1_of_1	07.02.2025
Plans	REINFORCEING MESH EARTH CONNECTION BAR LAYOUT	GTC-E-EA-0003_R1-4	07.02.2025
Plans	SUBSTATION EARTHING LAYOUT	GTC-E-EA-0001_R7-10	07.02.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 28-03-2025

Authorising Officer sign/initial J Hawkes Date: 31.03.2025