



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0085

Land At 509354 126590 , Hilland Road, Billingshurst, West Sussex, RH14 9HN

DESCRIPTION:

Approval of details reserved by condition 5 to approved application DC/25/0458 (surface water drainage).

RELEVANT PLANNING HISTORY:

DC/25/0458	Workshop, storage building with associated vehicular parking, yard area and access.	Application Permitted on 08.10.2025
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PLANNING ASSESSMENT

Planning Application DC/25/0458 was granted consent on 08/10/2025. This permission was for the following: Workshop, storage building with associated vehicular parking, yard area and access.

Consent is sought to discharge the details reserved by condition 5.

Condition 5:

Pre-Commencement Condition: Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment and Drainage Strategy by Motion, 03/07/2025, issue Final_v2 and Outline Drainage Strategy by Motion, 17/09/2025, revision P03 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF, Policy 38 of the Horsham District Planning Framework (2015) and National Standards for SuDS.

The proposal sets out the use of an interconnected services of attenuation basins and a swale located to the southern side of a triangular land parcel (known as Phase 3), which lies outside of the application site relevant to DC/25/0458. the surface water flows would take the run-off from the development site under DC/25/0458, and direct into Basin 1, under the new access / estate road and into Basin 2, before flowing into the existing drainage system of Phase 1. The swale shown would also flow into Basin 2.

The supporting information acknowledges that the submission follows pre-application advice between the applicant and the LLFA, noting a new planning application has been submitted to form the attenuation basins on adjacent land to the west (under DC/26/0454).

Aligned with the levels of DC/25/0458, Basin 1 would have a base level of 52.00 with a water level of 1.2m. The adjacent site to the east has pre-development (existing) ground levels of 52.661 - 53.08 alongside the SW corner of the site abutting Basin 1.

Following consultation with the LLFA, a number of queries have come up about the details and their compliance with the NPPF, PPG and local planning policies (as per consultation responses dated 20th April, 28th May, and 17th July, 2026).

