Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Horsham District Council

Horsham https://www.horsham.gov.uk/planning

Publication of applications on planning authority website

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions. If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Address Line 1

The Paddocks

Address Line 2

Stane Street

Address Line 3

Five Oaks

Town/City

Billingshurst

County

West Sussex

Postcode

RH14 9AG

Description of site location must be completed if postcode is not known:

Easting (x)

509753

Northing (y)

128216

Description of site location

-

Applicant Details

Name/Company

Title

Mr

First Name

Ben

Surname

Coombes

Company Name

K Black and Sons

Address

Address Line 1

The Paddocks

Address Line 2

Stane Street

Address Line 3

Five Oaks

Town/City

Billingshurst

County

West Sussex

Country

United Kingdom

Postcode

RH14 9AG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

Agent Details

Name/Company

Title

Mr

First Name

Luigi

Surname

Del Vecchio

Company Name

LDV Architecture Ltd

Address

Address Line 1

39 Plovers Rd, Horsham, RH13 5PD

Address Line 2

Plovers Road

Address Line 3

-

Town/City

Horsham

County

West Sussex

Country

United Kingdom

Postcode

RH13 5PD

Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

Description of Proposed Works

Please describe the proposed works

Erection of a two-storey house with inhabitable loft and landscaping.

Has the work already been started without consent?

- ◯ Yes
- ⊘ No

Site Information

Site Area

1990 sq. metres

Existing Use

Current Use of Site

Residential and open fields

Is the Site Currently Vacant?

- ◯ Yes
- ⊘ No

Is the Land Known to Be Contaminated?

- ◯ Yes
- ⊘ No

Is the Land Suspected to Be Contaminated?

- ◯ Yes
- ⊘ No

Is the Proposed Use Vulnerable to Contamination?

- ◯ Yes
- ⊘ No

Materials

Does the proposed development require any materials to be used externally?

- ⊘ Yes
- ◯ No

Type

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type	Walls
Existing materials and finishes	-
Proposed materials and finishes	Masonry and hung tiles on the dormers.

Type	Roof
Existing materials and finishes	-
Proposed materials and finishes	Clay tiles

Type	Windows
Existing materials and finishes	-
Proposed materials and finishes	PVCu

Type	Doors
Existing materials and finishes	-
Proposed materials and finishes	PVCu

Type	Vehicle access and hard-standing
Existing materials and finishes	-
Proposed materials and finishes	Permeable Paving

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Drainage Design Report v2; LDV-THE PADDOCKS2-(01)-001-LOCATION PLAN_C; LDV-THE PADDOCKS2-(01)-002-EXISTING SITE PLAN_D; LDV-THE PADDOCKS2-(01)-003-PROPOSED SITE PLAN_L; LDV-THE PADDOCKS2-(07)-001-PROPOSED PLANS 1_C; LDV-THE PADDOCKS2-(07)-002-PROPOSED PLANS 2_C; LDV-THE PADDOCKS2-(07)-003-PROPOSED PLANS 3_C;LDV-THE PADDOCKS2-(07)-004-PROPOSED PLANS 4_C;LDV-THE PADDOCKS2-(08)-001-PROPOSED ELEVATIONS 1_C; LDV-THE PADDOCKS2-(08)-002-PROPOSED ELEVATIONS 2_C; LDV-THE PADDOCKS2-COV LETT; PEA; planning statement 171-2025-1; The Paddocks 2 Reptile Survey Report 2026; The Paddocks 2 Tree Survey Sept 2026.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- [x] Yes
- [ ] No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [x] Yes
- [ ] No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [x] Yes
- [ ] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [x] Yes
- [ ] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Access and Highway Details

LDV-THE PADDOCKS2-(01)-002-EXISTING SITE PLAN_D; LDV-THE PADDOCKS2-(01)-003-PROPOSED SITE PLAN_L.

Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

⊘ Yes
◯ No

Vehicle Type	Existing Spaces	Proposed Spaces	Difference
Cars	0	4	4

Assessment of Flood Risk

Is the site within an area at risk of flooding?

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

- [x] Sustainable drainage system
- [ ] Existing water course
- [ ] Soakaway
- [ ] Main sewer
- [ ] Pond/lake

Biodiversity and Geological Conservation

Protected/Priority Species Present

No

Designated Sites/Habitats Present

No

Geological Features Present

No

Biodiversity Net Gain

Does BNG Condition Apply?

- ◯ Yes
- ⊘ No

Reason 1	Development site area of 0.2 hectares or below
Priority habitats on or within 500m of the site	No
Can evidence the site assessment if the presence of priority habitats is disputed	Yes
Justification	The site area is less than 0.2 ha and habitat surveys have been carried out.

Foul Sewage

Please state how foul sewage is to be disposed of

Mains sewer

Are you proposing to connect to the existing drainage system?

Yes

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s) / drawing(s)

Please see Drainage Design Report v2.

Trade Effluent

Does the Proposal Involve Trade Effluent Disposal?

- ◯ Yes
- ⊘ No

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ⊘ Yes
- ◯ No

Details

Drainage Design Report v2

Have arrangements been made for the separate storage and collection of recyclable waste?

- ◯ Yes
- ⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ⊘ Yes
- ◯ No

Section A – Proposed

Housing Categories

Self-build and Custom Build

Self-build and Custom Build

Houses

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
0	0	0	1	0	1

Self-build and Custom Build Totals

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
0	0	0	1	0	1

Section B – Existing

Housing Categories

None selected

No existing housing units specified.

Section C – Overall Totals

	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
Proposed	0	0	0	1	0	1
Existing	0	0	0	0	0	0
Net Gain/Loss	0	0	0	1	0	+1

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

◯ Yes

⊘ No

Employment

Will There Be Existing or Proposed Employees?

- ◯ Yes
- ⊘ No

Hours of Opening

Are Hours of Opening Relevant?

- ◯ Yes
- ⊘ No

Industrial/Commercial Processes

Does the Proposal Involve Industrial/Commercial Activities?

- ◯ Yes
- ⊘ No

Waste Management

Is This a Waste Management Development?

- ◯ Yes
- ⊘ No

Hazardous Substances

Will Hazardous Substances Be Used or Stored?

- ◯ Yes
- ⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ◯ Yes
- ⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

Applicant

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ⊘ Yes
- ◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):
Officer Name
Title

Ms

First name

Shazia

Last name

Penne

Reference

PE/25/0207

Date (must be pre-application submission)

13/10/2025

Details of the pre-application advice received

There were concerns about the impact on the landscape character of the countryside setting. However, we have proved in our reports that the proposed development is fully sustainable form an ecological point of view.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.
For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)
Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding***

**"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.*

*** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.*

***NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.*

Person Role

The Agent

Title

Mr

First Name

Luigi

Surname

Del Vecchio

Declaration Date

14/10/2026

Declaration Made

- [x] Yes
- [ ] No

Declaration

I/We hereby submit this Application for Planning Permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

- [x] I / We agree to the outlined declaration

Signed

Luigi Del Vecchio

Date

14/10/2026