Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0074
Land at Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ

DESCRIPTION:
Approval of details reserved by conditions 8 (acoustic measures) and 9 (thermal attenuation) to approved application DC/24/0768 (Reserved matters for 83No. dwellings 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 conditions 8 (acoustic measures) and 9 (thermal attenuation). The details submitted comprise:

- 2303711_A-ACE-XX-XX-RP-C-0601 Noise Assessment Discharge of Conditions 8 & 9 February 2025 Land at Duckmoor, East Billinghurst by Ardent Consulting Engineers
- Email Re: Duckmoor Farm Condition 08/09 (DISC/25/0074) by Savills/Ardent response Dated 18/07/2025 14:09
- Design Stage REV 1 26th April 2024 by AES Sustainability Consultants Ltd
- 7819 Duckmoor, Billinghurst PART O OVERHEATING ASSESSMENT REV 00 January 2025 by AES Sustainability Consultants Ltd

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 Environmental Health: *Reviewed email from Ardent Consulting Engineers and re-visited their Noise Assessment, dated February 2025, and satisfied conditions 8 and 9 can be formally discharged.*

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 conditions 8 (acoustic measures) and 9 (thermal attenuation) only.

Condition 8 (acoustic measures) reads:

Pre-Commencement (slab level) Condition: Prior to the commencement above ground floor slab level of the development, a detailed assessment of the acoustic impact on proposed dwellings and recommendations for a scheme of attenuation measures, including ventilation sufficient to prevent overheating and maintain thermal comfort, to mitigate any adverse impacts identified in the acoustic assessment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by the conclusions of the Noise Assessment REPORT REF. 2303710-R01 by Ardent April 2024 Land at Duckmoor, East Billingshurst. The scheme shall be implemented in accordance with the approved details.

Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Condition 9 (thermal attenuation) reads:

Pre-Commencement (slab level) Condition: Prior to the commencement above ground floor slab level of the development, a scheme of attenuation measures, including ventilation sufficient to prevent overheating and maintain thermal comfort, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall fully implement the recommendations of the acoustic impact assessment required under condition 8 above, including performance details and a glazing plan.

Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015)

Conclusions

The District Environmental Health has reviewed the thermal evidence and Ardent Consulting Engineers Noise Assessment, dated February 2025, and had follow up comments subsequentially addressed by Ardent Consultants in their email dated 18.07.2025.

Noise survey results (undertaken in February 2025) evidenced that given the layout of the properties with amenity spaces suitably screened, all residents will have access to an external space which meets the external noise criteria to protect amenity, and this comment was accepted by the Council's Environmental Health Officer. Following clarification by Ardent (email 18.07.2025) on façade noise levels on west side of the most noise impacted plots (plots 50 to 59) during the day, opening windows on the west side of these plots can be relied on to prevent overheating and the Council's Environmental Health Officer is satisfied that all properties can rely on opening windows during periods of overheating conditions, without causing adverse noise impacts.

Therefore, the details submitted for approval pursuant to Conditions 8 and 9 are satisfactory as it has been evidenced that the amenity of the future residents would be preserved.

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 conditions 8 and 9 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

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/25/0074
(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	Email Re: Duckmoor Farm Condition 08/09 (DISC/25/0074) by Savills/Ardent response Dated 18/07/2025 14:09		18.07.2025
Supporting Docs	Design Stage REV 1 26th April 2024 by AES Sustainability Consultants Ltd		04.03.2025
Supporting Docs	7819 Duckmoor, Billinghurst PART O OVERHEATING ASSESSMENT REV 00 January 2025 by AES Sustainability Consultants Ltd		04.03.2025
Supporting Docs	2303711_A-ACE-XX-XX-RP-C-0601 Noise Assessment Discharge of Conditions 8 & 9 February 2025 Land at Duckmoor, East Billinghurst by Ardent Consulting Engineers		04.03.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 26-08-2025

Authorising Officer sign/initial J Hawkes Date: 26.08.2025