



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0056

Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ

DESCRIPTION:

Approval of details reserved by condition 14 (hard and soft landscaping) to approved application DC/26/0401 (83 residential units, landscaping, access, parking and associated infrastructure).

DETAILED DESCRIPTION:

Planning Application DC/26/0401 was permitted 22nd May 2026. This permitted amendments to the Outline Permission DC/20/2607 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 14 (hard and soft landscaping) to approved application DC/26/0401.

The details submitted comprise of a series of drawings detailing landscaping, planting, including tree pits, and surface finishes for the public open play space, plot frontages, site boundary and all public hard surfaces, including footpaths and internal road network.

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
DISC/25/0257	Approval of details reserved by condition 22 (Biodiversity Net Gain) to approved application DC/20/2607 (83 residential units, landscape, access, parking and associated infrastructure)	Permitted 17 October 2025
DC/26/0401	Variation of Conditions 3 (Approved Plans), 9 (foul water sewerage), 10 (Surface water drainage statement) and 21 (off-site water neutrality measures) of previously approved application 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) relating to water neutrality.	Permitted 22 May 2026

CONSULTATIONS (summarised)

HDC Landscapes (2nd consultation): *Satisfied comments addressed and no further concerns. Information submitted sufficient to recommend discharge.*

HDC Ecology: *Planting schedule uploaded is the older version, with an updated version including incorporation of Lonicera periclymenum and Clematis vitalba within native scrub edge mix approved*

under DISC/25/0257. Please can the correct planting schedule. Otherwise, satisfied soft landscaping in accordance with those submitted to support BNG delivery under DISC/25/0257.

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 14 (hard and soft landscaping).

Condition 14 reads:

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- *Details of all existing trees and planting to be retained*
- *Details of the Open Space and open amenity space*
- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes*
- *Details of all boundary treatments*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Various amendments have been made to accommodate refinements to planting details requested by the Council's Landscape Officers, as well as signage to the play area and techniques to ongoing maintenance of the planting, to their satisfaction.

On the Council's Ecologist comments, the planting plans and schedule submitted for this discharge are now updated (REV P07) as resolution to above commentary from HDC Landscapes, so are more up to date than those (REV P06) submitted to inform approval of DISC/25/0257 (BNG delivery). The schedule REV P07 includes the earlier amendment to incorporate native climbers added to scrub mix secured under DISC/25/0257.

Overall Conclusions

The submitted details regarding condition 14 are therefore acceptable, pursuant to the condition reasoning.

Recommendation: Application Permitted

NOTE TO APPLICANT

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/26/0056

(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	BOUNDARY TREATMENTS PLAN	LN_LD_03 REV C	17/02/2026
Plans	LANDSCAPE DETAILS POT SIZES AND SOIL PROFILES:	3360-APA-ZZ-XX-DT-L-3001 REV P01	10/04/2026
Plans	LANDSCAPE DETAILS PLOT FRONTAGES	3360-APA-ZZ-XX-DT-L-3002 REV P01	10/04/2026
Plans	LANDSCAPE DETAILS HEDGE PLANTING:	3360-APA-ZZ-XX-DT-L-3003 REV P01	10/04/2026
Plans	LANDSCAPE DETAILS TREE PIT WITH STAKE:	3360-APA-ZZ-XX-DT-L-3004 REV P02	10/04/2026
Plans	LANDSCAPE DETAILS TREE PIT WITHIN HARD SURFACING	3360-APA-ZZ-XX-DT-L-3005 REV P01	10/04/2026
Plans	BESPOKE PLAY SPACE	3360-APA-ZZ-XX-LA-L-1001 REV P03	10/04/2026
Plans	DETAILED PLANTING SCHEDULE	3360-APA-ZZ-XX-PP-L-2000 REV P07	10/04/2026
Plans	DETAILED PLANTING PLAN	3360-APA-ZZ-XX-PP-L-2001 REV P07	10/04/2026
Plans	DETAILED PLANTING PLAN	3360-APA-ZZ-XX-PP-L-2002 REV P07	10/04/2026
Plans	DETAILED PLANTING PLAN	3360-APA-ZZ-XX-PP-L-2003 REV P07	10/04/2026
Plans	DETAILED PLANTING PLAN	3360-APA-ZZ-XX-PP-L-2004 REV P07	10/04/2026
Plans	DETAILED PLANTING PLAN PUBLIC OPEN SPACE	3360-APA-ZZ-XX-PP-L-2005 REV P07	10/04/2026
Plans	DETAILED PLANTING PLAN PUBLIC OPEN SPACE	3360-APA-ZZ-XX-PP-L-2006 REV P06	10/04/2026
Plans	Welcome to Elmfield Green Playground SIGN		10/04/2026
Plans	BALANCE TRAIL Dated 09-08-24	Q10442 Issue G	10/04/2026
Plans	BESPOKE PLAY SPACE Dated 09/08/24	Q10442 Issue G	10/04/2026
Plans	SITE PLAN Dated 09/08/24	Q10442 Issue G	10/04/2026
Plans	GENERAL ARRANGEMENT LAYOUT	7276-SMA-XX-XX-DR-C-0500 REV C11	27/05/2026
Plans	SURFACE FINISHES LAYOUT	7276-SMA-XX-XX-	27/05/2026

