Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0081
Land at Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ

DESCRIPTION:
Approval of details reserved by condition 5 (details of the custom/self-build dwellings) to approved application DC/24/0768 (Reserved matters for 83No. dwellings and associated infrastructure, including access arrangements)

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 condition 5 (details of the custom/self-build dwellings). The details submitted comprise a set of technical drawings showing elevation and floor plans options of the custom/self-building dwellings.

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: None received.

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 5 only.

Condition 5 reads:

Pre-Commencement Condition: Notwithstanding the submitted details, construction of the custom/self-build dwellings on plots nos. 20, 21, 22, and 23 shall not commence until full and final details of the house type, layout, scale, form and design of each plot building, together with the materials to be used in the construction for that plot has been submitted to and approved by the Local Planning Authority. The submitted details shall be general compliance with the application submission drawings (site layout and house type plans). The dwelling for that plot shall be constructed strictly in accordance with the approved details.

Reason: The plot is a custom build unit and therefore the details cannot be agreed at this stage but need to be approved before construction 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 2015 and Policy BILL 2 of the Billingshurst Neighbourhood Plan (2021).

The applicants have submitted a suite of plan drawings detailing the house type, layout, scale, form and design options for the each of the four custom/self-build dwellings that would be available to future occupiers, all of which are in general compliance with the Reserved Matters application submission drawings (Site layout and house type plans). Acceptable materials and finishes are scheduled under separate discharge submission DISC/25/0036.

Therefore, the details submitted for approval pursuant to Condition 5 are satisfactory.

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 5 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

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/25/0081
(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	Ground Floor Electrical GA	A/1053FM/15/AT/01 REV T1	05.03.2025
Plans	First Floor Electrical GA	A/1053FM/15/AT/0	05.03.2025

		2 REV T1	
Plans	Front Elevation	A/1053FM/25/CB/01 REV T1	05.03.2025
Plans	Rear Elevation	A/1053FM/25/CB/02 REV T1	05.03.2025
Plans	Gable Elevation	A/1053FM/25/CB/03 REV T1	05.03.2025
Plans	Gable Elevation	A/1053FM/25/CB/04 REV T1	05.03.2025
Plans	Front Elevation	A/1053FM/25/CT/01 REV T1	05.03.2025
Plans	Rear Elevation	A/1053FM/25/CT/02 REV T1	05.03.2025
Plans	Gable Elevation	A/1053FM/25/CT/03 REV T1	05.03.2025
Plans	Gable Elevation	A/1053FM/25/CT/04 REV T1	05.03.2025
Plans	Front Elevation	A/1053FM/25/CW/01 REV T1	05.03.2025
Plans	Rear Elevation	A/1053FM/25/CW/02 REV T1	05.03.2025
Plans	Gable Elevation	A/1053FM/25/CW/03 REV T1	05.03.2025
Plans	Gable Elevation	A/1053FM/25/CW/04 REV T1	05.03.2025
Plans	Gable Elevation	A/1053FM/25/CW/05 REV T1	05.03.2025
Plans	Ground Floor Plan	A/1507AR/10/AT/01 REV T2	05.03.2025
Plans	First Floor Plan	A/1507AR/10/AT/02 REV T2	05.03.2025
Plans	Ground Floor Electrical GA	A/1507AR/15/AT/01 REV T2	05.03.2025
Plans	First Floor Electrical GA	A/1507AR/15/AT/02 REV T2	05.03.2025
Plans	Front Elevation	A/1507AR/25/CW/01 REV T2	05.03.2025
Plans	Rear Elevation	A/1507AR/25/CW/	05.03.2025

		02 REV T2	
Plans	Gable Elevation	A/1507AR/25/CW/ 03 REV T2	05.03.2025
Plans	Gable Elevation	A/1507AR/25/CW/ 04 REV T2	05.03.2025
Plans	Ground Floor Plan	A/1737/10/AT/01 REV T2	05.03.2025
Plans	First Floor Plan	A/1737/10/AT/02 REV T2	05.03.2025
Plans	Ground Floor Electrical GA	A/1737/15/AT/01 REV T2	05.03.2025
Plans	First Floor Electrical GA	A/1737/15/AT/02 REV T2	05.03.2025
Plans	Front Elevation	A/1737/25/CT/01 REV T2	05.03.2025
Plans	Rear Elevation	A/1737/25/CT/02 REV T2	05.03.2025
Plans	Gable Elevation	A/1737/25/CT/03 REV T2	05.03.2025
Plans	Gable Elevation	A/1737/25/CT/04 REV T2	05.03.2025
Plans	Ground Floor Plan	A/1053FM/10/AT/0 1 REV T1	05.03.2025
Plans	First Floor Plan	A/1053FM/10/AT/0 2 REV T1	05.03.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 15-08-2025

Authorising Officer sign/initial J Hawkes Date: 18.08.2025