Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0225
Millfields Farm , Horsham Road, Rusper, West Sussex, RH12 4PR

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/24/0699

RELEVANT PLANNING HISTORY:

DC/24/0699	Demolition of existing structures and erection of 43no. dwellings (Use Class C3), creation of a new access and provision of public open space, alongside associated landscaping and other works.	Application Permitted on 07.05.2025

PLANNING ASSESSMENT

Planning application ref: DC/24/0699 granted consent for the demolition of existing buildings and the provision of 43x dwellings (with associated works) on 07.05.2025. Planning permission was granted subject to conditions, with consent now sought for an approval of details reserved by Condition 3.

Condition 3

Condition 3 states:-

> *"**Pre-Commencement Condition**: The development hereby approved shall not commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:*
>
> *i. Details of site management contact details and responsibilities;*
> *ii. A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:*
> *a. location of site compound,*
> *b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),*
> *c. site offices (including location, height, size and appearance),*
> *d. location of site access points for construction vehicles,*
> *e. location of on-site parking,*
> *f. locations and details for the provision of wheel washing facilities and dust suppression facilities (with particular regard to the recommendations of the submitted Emissions Mitigation Assessment (GEM air quality, ref: AQ2404) at Table 10.*
> *g. The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;*
> *h. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination*
>
> *iii. Identification of biodiversity protection zones and associated protection fencing, exclusion zones and/or barriers;*

iv. Practical measures (both physical and working practices) to avoid ecological impacts during construction;
v. The location and timing of sensitive works to avoid harm to biodiversity features;
vi. Times when overseeing ecologists need to be present on site to oversee works and the roles and responsibilities of an ecological clerk of works or similarly competent person;
vii. Measures for the control, containment and removal of any invasive non-native species;

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015)."

In response to the above condition the applicant has provided a detailed Construction, Environmental Management Plan which is considered of a scope sufficient to address the details required by Condition 3. This has been updated to contain additional detail/clarification in response to initial requests made by the Council's Environmental Health team and the Local Highways Authority.

The latest responses received from the Council's Environmental Health team, Local Highways Authority and consultant ecologists raise no objection to the details submitted, which is considered to establish the acceptability of the proposals upon highway safety and operation, the living conditions of nearby occupiers and upon protected and priority species and habitats. The submitted details, therefore, are considered to comply with the requirements of HDPF Policies 25, 31, 33 and 40 and are recommended to be discharged accordingly.

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/25/0225
(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 Statement	Construction Environmental Management Plan and Method Statement	Project 002 Rev 02	08.08.2025

DELEGATED

Case Officer sign/initial Giles Holbrook Date: 20.08.2025

Authorising Officer sign/initial Adrian Smith Date: 20/08/2025