DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0055
Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 5 (Construction Environmental Management Plan) PART IX A-H INCLUSIVE ONLY to approved application DC/20/2607 (83 no. residential units, landscaping, access, parking and associated infrastructure).

DETAILED DESCRIPTION:

Planning Application DC/20/2607 was Allowed at appeal on 18th January 2023 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 part IX a-h inclusive of condition 5 (Construction Environmental Management Plan); the details comprise 12039 Version VF Dated 05/02/2025 Construction Ecological Management Plan Duckmoor Billingshurst Bellway Homes by Ecology Solutions.

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

REPRESENTATIONS

Council's Consultant Ecologist: Subject to implementation in full of submitted details, recommend discharge of Condition 5.

WSCC Highways: No comment.

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 (Construction Environmental Management Plan) reads:
The development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:
i. An introduction consisting of a description of the construction programme definitions and abbreviations and project description and location;
ii. Details of how residents will be advised of site management contact details and responsibilities;
iii. Detailed site logistics arrangements, including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil);
iv. Details regarding parking or site operatives and visitors, deliveries, and storage;
v. The method of access to and from the construction site;
vi. The arrangements for public consultation and liaison prior to and during the demolition and construction works – newsletters, fliers etc.;
vii. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination
viii. Locations and details for the provision of wheel washing facilities and dust suppression facilities;
ix. Details of measures to manage biodiversity environmental impacts, including:
a. Risk assessment of potentially damaging construction activities;
b. Identification of "biodiversity protection zones".
c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
d. The location and timing of sensitive works to avoid harm to biodiversity features.
e. The times during construction when specialist ecologists need to be present on site to oversee works.
f. Responsible persons and lines of communication.
g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h. Use of protective fences, exclusion barriers and warning signs.

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Assessment

The applicant has submitted a 12039 Version VF Dated 05/02/2025 Construction Ecological Management Plan Duckmoor Billingshurst Bellway Homes by Ecology Solutions.

The Council's Consultant Ecologist have reviewed the Construction Ecological Management Plan (Ecology Solutions, January 2025) and is satisfied that the submitted information includes the detail required by this condition in relation to measures to manage biodiversity environmental impacts (part IX a-h inclusive).

Conclusion

The submitted details regarding condition 5 (part IX A-H inclusive) are therefore acceptable.

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/20/2607) 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

This decision purports approval for Part IX a-h inclusive of the Construction Ecological Management Plan ONLY of Condition 5.

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/25/0055
(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	12039 Version VF Dated 05/02/2025 Construction Ecological Management Plan Duckmoor Billingshurst Bellway Homes by Ecology Solutions		18.02.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 12-03-2025

Authorising Officer sign/initial J Hawkes Date: 14.03.2025