Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0282
Old Clayton Boarding Kennels Storrington Road Washington West Sussex RH20 4AG

DESCRIPTION:
Application for Approval of Details Reserved by Condition 4 (Construction and Environmental Management Plan) and 8 (Tree Protection Plan and related Arboricultural Method Statement) to approved application DC/23/0701 (Demolition of buildings/structures. Erection of 60-bed care home and 8 No. age restricted bungalows with associated access).

DETAILED DESCRIPTION:

Planning Application DC/23/0701 was permitted on 16.10.2024. This permitted demolition of existing kennels and cattery buildings/structures, and existing dwellings, and erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).

Approval is now sought for details pursuant to conditions 4 (Construction and Environmental Management Plan) and 8 (Tree Protection Plan and related Arboricultural Method Statement). The details submitted comprise:

- CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN Version 5 – Jan 2025 by Highwood Construction STORRINGTON WASHINGTON RH20 4AG
- Arboricultural Method Statement Discharge of Condition 8 (Ref DC/23/0701) by James Fuller Ref: October 2024 JFA0285 V3

RELEVANT PLANNING HISTORY:

DC/23/0701	Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).	Permitted 16.10.2024
DISC/24/0307	Approval of Details Reserved by Conditions 3 (Construction Environmental Management Plan (CEMP: Biodiversity) and 20 (schedule of materials and finishes) to approved application DC/23/0701 (Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of 60-bed care home and 8No. age restricted bungalows with associated access works)	Pending Consideration

REPRESENTATIONS (summarised)

Consultant Ecologist: (third and final response) *Discharge Condition 4*
Subject to implementation in full of the submitted details, and Ecological Appraisal (Tetratech, September 2021) is referenced in final CEMP, recommend discharge of Condition 4.

HDC Environmental Health: *Satisfied condition 4 can be formally discharged*.

WSCC Highways: (third and final response) *Plans and details pertaining to condition 4 acceptable from highways.*

HDC Tree Officer: Submitted AMS by James Fuller is acceptable in principle.

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 4 (Construction and Environmental Management Plan) and 8 (Tree Protection Plan and related Arboricultural Method Statement).

Condition 4
Pre-Commencement Condition: *No development shall take place, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.*

Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period unless otherwise agreed to and approved in writing by the Local Planning Authority.

The CEMP shall provide details as appropriate but not necessarily be restricted to the following matters: • An introduction consisting of construction environmental management plan, definitions and abbreviations and project description and location; • A description of management responsibilities; • A description of the construction programme which identifies activities likely to cause high levels of noise or dust, including vibration from any groundworks; • Site working hours and a named person for residents to contact; • the anticipated number, frequency and types of vehicles used during construction, • method of access and routing of vehicles during construction; • Detailed Site logistics arrangements; • the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders, if required); • A site compound plan and details regarding parking of vehicles by site operatives and visitors, deliveries and the loading and unloading of plant, materials and waste, and storage of plant and materials used in construction of the development; • Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring; • Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and • Details of public engagement both prior to and during construction works and communication procedures with the local community regarding key construction issues - newsletters, fliers etc; • Details of traffic construction routing to and from the site the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), details of public engagement both prior to and during construction work; • The erection and maintenance of security hoarding.

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

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of existing neighbouring dwellings, wildlife and biodiversity, and highway safety during construction in accordance with Policies 24, 31, 33 and 40 of the Horsham District Planning Framework (2015) and Policy 15 of Storrington and Sullington and Washington Neighbourhood Plan, and to conserve Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, and the Wildlife & Countryside Act 1981

Condition 8

Pre-Commencement Condition: *No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below and submitted in an updated detailed, scaled Tree Protection Plan and related Arboricultural Method Statement, which shall include details of the pre-start meeting, Arboricultural supervision and monitoring: i. All trees on the site shown for retention on approved drawings as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012). ii. Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site. iii. Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.*

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site and as part of future landscape mitigation in accordance with Policies 25 and 33 of the Horsham District Planning Framework (2015) and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019)

<u>Conclusion</u>

Condition 4

The submitted Construction Environmental Management Plan (CEMP) is on its fifth revision, having been amended in response to comments from the Local Highway Authority (WSCC) and the Council's Consultant Ecologist.

On environmental protection, the Council's Environmental Health officer is satisfied with the details and measures set out in the CEMP would be sufficient to environmental considerations such as air quality (routing avoid the village centre of Storrington) and to safeguard residential amenity within good practice tolerances.

On highway matters, following various amendments to the CEMP (including anticipated number, frequency and type of vehicles used during construction; further routing detail not routing village; and turning/loading/unloading areas on site; and clarification on the ability of articulated lorries to turn on site), the Local Highway Authority is now satisfied that the plans and details pertaining to the CEMP are acceptable from the highways point of view.

On Ecology, following amendment to the CEMP, the Council's consultant Ecologist is satisfied that submitted information includes the detail required by this condition as it is noted the Light Spillage Assessment (Tetratech, April 2023) is referenced in the 'Lighting' section and the Bat Report (Tetratech, November 2021) is referenced in the 'Lighting' section and the 'Ecology' section of the Construction Environmental Management Plan Version 3 (Highwood Construction, December 2024).

The fifth version of the final Construction Environmental Management Plan as submitted to the Council which makes reference to the Ecological Appraisal (Tetratech, September 2021) as required by the Council's consultant Ecologist.

On other planning considerations, the materials storage is sited distant from neighbouring properties and avoids harm to the tree Root Protection Areas (noted the Council's Tree Officer has been consulted and not raised issued with the site logistics plan that accompanies the CEMP); the site offices and welfare is located onto the commercial kennels whilst avoid abutting site boundaries with residential neighbours.

Condition 8

The Council's Tree Officer is satisfied that the submitted Arboricultural Method Statement is acceptable in terms of the details for protective measures and safeguarding of trees presented in it.

With full implementation of the submitted Method Statement, the trees identified for retention can be afforded due respect and provided adequate protection, ensuring their safe and healthy retention during the development process.

Summary

The submitted details regarding conditions 4 and 8 are therefore acceptable, pursuant to both condition reasons.

Water Neutrality Note: No further Habitat Regulations 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/23/0701) was judged water neutral under the Habitat Regulations and the details pursuant 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

NOTES 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/24/0282
(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	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN Version 5 - Jan 2025 by Highwood Construction STORRINGTON WASHINGTON RH20 4AG		07.11.2024
Supporting Docs	Arboricultural Method Statement		07.11.2024

	Discharge of Condition 8 (Ref DC/23/0701) by James Fuller Ref: October 2024 JFA0285 V3		

DELEGATED

Case Officer sign/initial Matthew Porter Date: 22-01-2025

Authorising Officer sign/initial J Hawkes Date: 23.01.2025