Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0001
Land Parcel North East of, Drovers Lane, Pulborough, West Sussex,

DESCRIPTION:
Approval of details reserved by conditions 3 and 7(i) to approved application DC/21/2321.

RELEVANT PLANNING HISTORY:

DC/21/2321	Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demotion of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure.	Application Permitted on 07.07.2023.
DC/24/1204	Non Material Amendment to previously approved application DC/21/2321 (Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demotion of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure) to amend the wording of Conditions 2 and 20.	Application Permitted on 05.09.2024.

PLANNING ASSESSMENT
Planning Application DC/21/23/21 was granted consent on 07.07.2023. This permission was for the following:
Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demotion of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure.

Consent is sought to discharge the details reserved by conditions 3 and 7(i).

Condition 3:

Pre-Commencement Condition: No development (including any ground clearance or site levelling) shall commence until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The approved CEMP shall be a single document covering the development and shall be strictly adhered to throughout the construction period. The CEMP shall include the measures categorised as "highly recommended" and listed in par.7.2 of the Air Quality Assessment report (RPS, JAR02242, April 2022), and shall provide for, but not be limited to:

a. An introduction consisting of a description of the construction programme, definitions and abbreviations and project description and location, and identification of activities likely to cause high levels of noise or dust;
b. Details of how residents will be advised of site management contact details and responsibilities (public engagement)
c. 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), erection and maintenance of security hoarding, and storage of plant and materials (including any stripped topsoil)

d. Details regarding parking or site operatives and visitors, deliveries, and storage (anticipated number, frequency and types of vehicles used during construction)
e. The method of access to and from the construction site
f. The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc.
g. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination
h. Locations and details for the provision of wheel washing facilities and dust suppression facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
i. the anticipated number, frequency and types of vehicles used during construction, and the method of access and routing of vehicles during construction
j. Submission of a construction phasing plan;
k. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area.

Reason: As this matter is fundamental in the interests of good site management, highway safety, and to protect the amenities of adjacent businesses and residents during construction works to accord with Policies 33 & 40 of the Horsham District Planning Framework (2015).

To address the requirements of condition 3, the applicant has submitted a Construction Environmental Management Plan (CEMP), which includes the following plans at its annex: Proposed Further Archaeological Investigations plan, Site Compound, Illustrated Layouts, Constraints Map, and Site Fencing Plan. The CEMP details the preliminary site works comprising archaeological investigations and offsite highway improvements, the proposed construction site layout

The Council's Heritage Officer has raised a concern that the proposed works compound would be adjacent to the sensitive boundary to the grade 2*New Place Manor and its associated buildings including its listed archway and wall. The sensitivity of this boundary does not seem to have been fully considered as part of the CEMP, which, whilst not a permanent feature to the site, would impact on the experience and appreciation of the listed building throughout the construction process.

The PRoW Officer provided comments in respect of the lines of the PRoW which run close to the proposed compound location. Following review of the amended CEMP Version 1.2, the arrangements for the PRoW are considered acceptable.

CEMP Version 1.2 (Appendix B) has revised the site compound location so that the area designated for contractor's parking is located alongside 'Conifers', whilst materials storage is central to the site and located within retained buildings, and the welfare compound is located to the north-eastern corner of the construction compound area.

The Local Highways Authority was largely satisfied with the details proposed in revision 1.2, with one outstanding matter relating to the construction activities and the use of the site's existing access onto the A29, more specifically, the likely duration of use of this access point, particularly in recognition of the fact that the existing access point onto London Road from the nursery site presents severe access limitations for any traffic coming from, or exiting to, the north.

Therefore, further clarification and details have been provided by way of revision 1.3, and assessed by the Local Highways Authority, that the use of the existing nursery access onto the A29 would be scheduled for around 2 months whilst a new bell-mouth access is formed onto Glebelands into the site, and would only be for purposes of facilitating the new access onto Glebelands / Drovers Lane. Once the new bell-mouth access is formed onto Glebelands, all construction traffic would be re-routed into the site by the new access point along Glebelands from the south, where there are no width restrictions in place.

Revised CEMP V1.3 (rec'd 30.04.2025) refers to the use of an existing access point used by the nursery on London Road for a temporary duration of around 2 months whilst the new bell-mouth onto Glebelands is formed. At this point, the new bellmouth access onto Glebelands will be used for construction traffic to connect through to the site compound.

The Council's EH team have requested confirmation from the developer that records are retained on site and can be provided to the LHA in the event of complaints being received, detailing any actions taken in response. It has been confirmed that there would be a Public Comments Record Book retained on site, which could be provided upon request.

The requirements of the condition have therefore now been satisfied following the revisions and review by the Local Highways Authority and the Council's Environmental Health Officer.

Condition 7:

Pre-Commencement Condition:
(i) No development shall commence until a programme of archaeological work has been secured in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.
(ii) The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part [i] of this condition, and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: This matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

The applicants have submitted a Written Scheme of Investigation (Archaeological Specification) for a programme of trial trench evaluation and archaeological monitoring (watching brief) at this site, which has been reviewed by the Council's Archaeologist. The document has been prepared by ECUS and the work will involve the Archaeological monitoring of works to provide access into the site followed by the excavation of seventy five trial trenches located across the site in order to examine the possibility that significant archaeological deposits may be present.

The Council's Archaeologist has confirmed that the proposed scheme of work is acceptable from the archaeological point of view and that there are no concerns towards the investigative work now taking place on the site (i).

Once satisfactory details of the results of the work have been received, the Council's Archaeologist will be in a position to recommend the most suitable way for the application to proceed from the archaeological viewpoint (ii). As this may include the need for further archaeological work to investigate and record remains encountered during the evaluation, the archaeological condition (7) should remain until a report has been received and any mitigation works that may be required identified.

Therefore, at this point, only part (i) of the condition can be discharged at the current time

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/25/0001
(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	Proposed Further Archaeological Investigations	CEMP Appendix A	03.01.2025
Plans	Site Compound	CEMP Appendix B	18.03.2025
Plans	Illustrated Layouts	CEMP Appendix C	08.01.2025
Plans	Constraints Map	CEMP Appendix D	03.01.2025
Plans	Site Fencing	CEMP Appendix E	03.01.2025
Supporting Statement	Construction Environmental Management Plan	V1.3	30.04.2025
Supporting Statement	Written Scheme of Investigation for Archaeological Watching Brief and Evaluation	none	03.01.2025
Supporting Docs	Cover Letter	none	03.01.2025

DELEGATED

Case Officer sign/initial Nic Pettifer Date: 08.05.2025

Authorising Officer sign/initial Adrian Smith Date: 15/05/2025