Horsham District Council

Alder King Planning Consultants
Pembroke House
15 Pembroke Road
Bristol
BS8 3BA

Our ref:	DISC/24/0037
Your ref:	Platts Roundabout, Billingshu.
Email:	planning@horsham.gov.uk
Direct Line:	
If Calling Please ask for:	Stephanie Bryant
Date:	23rd May 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Approval of Details Reserved by Condition 4, 8 and 9 to approved application DC/20/1165

Land Platts Roundabout Newbridge Road Billingshurst West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

4. **Pre-Commencement Condition:** No development within Phase 1b of the development hereby permitted, including any ground clearance or site levelling, shall commence until a Construction Environment Management Plan (CEMP) for that phase has been submitted to, and approved in writing by the Local Planning Authority. The approved CEMP shall be a single document relating to that phase of development, and shall be strictly adhered to throughout the construction period. The CEMP shall provide for, but not be limited to:
   i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
   ii. A description of management responsibilities;
   iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
   iv. Site working hours and a named person for residents to contact;
   v. Detailed site logistics arrangements;
   vi. Details regarding parking, deliveries, and storage;
   vii. The anticipated number, frequency and types of vehicles used during construction;
   viii. Details of construction traffic routing, including site access;
   ix. Details of any construction-related floodlighting, including location, height, type, timing and direction of light sources and intensity of illumination;
   x. Details regarding dust and noise (including vibration) mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
   xi. 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;
   xii. Communication procedures with the local community regarding key construction issues - newsletters, fliers etc.

xiii. Locations and details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
xiv. 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);
xv. Details of a scheme for the recycling/disposing of waste resulting from site clearance and construction works.

The development of Phase 1a of the site hereby approved, shall take place in full accordance with the CEMP details submitted to and approved by the Council under application reference DISC/20/0101.

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).

Date of approval - 23rd May 2024

8. **Pre-Commencement Condition:** No development within Phase 1b of the development hereby permitted, including any ground clearance or site levelling, shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), relating to that phase of development has been submitted to and approved, in writing by the Local Planning Authority:
(a) A preliminary risk assessment which has identified:
o all previous uses;
o potential contaminants associated with those uses;
o a conceptual model of the site indicating sources, pathways and receptors;
o potentially unacceptable risks arising from contamination at the site.

The development of Phase 1a of the site hereby approved, shall take place in full accordance with the ground investigation details submitted to and approved by the Council under application reference DISC/20/0101.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The development shall thereafter be carried out in accordance with the approved details. Any changes to these components require the consent of the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Date of approval - 23rd May 2024

9. **Pre-Commencement Condition:** No site levelling works within Phase 1b of the development hereby permitted shall take place until full details of the final land levels and finished floor levels to be provided for development within that phase (in relation to nearby datum points) have been submitted to and approved by the Local Planning Authority in writing. The details shall include the proposed grading of land areas including the levels and contours to be formed, showing the relationship of proposed land levels to existing vegetation and surrounding landform. The site levelling works shall be completed in accordance with the approved details prior to the commencement of development of any building within Phase 1b. The development of Phase 1a of the site hereby approved, shall take place in full accordance with the external levels plan [0100 Rev P1] submitted to and approved by the Council under application reference DISC/20/0101 (dated 15 July 2020).

   Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 23rd May 2024

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Construction Environmental Management Plan Rev 2.0		21.05.2024
Plans	Existing and Proposed Levels	3492-DMWR-RF-A-SK200	14.03.2024
Supporting Statement	Desk Study Contamination Report part 1-5		14.03.2024

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully

Emma Parkes
Head of Development and Building Control