Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0037
Land Platts Roundabout, Newbridge Road, Billingshurst, West Sussex

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

RELEVANT PLANNING HISTORY:

DC/20/1165	Variation of Condition 1 of previously approved application DC/19/0295 (Hybrid application for the erection of petrol filling station with convenience store and sandwich bar, car wash, jet wash and car parking; motorcycle showroom and workshop with associated car parking; outline planning permission for flexible employment space (B1b/B1c/B2/B8) totalling 4,627sqm with associated car parking and circulation space (scale, landscaping and appearance reserved); new access to the site from A272 and pedestrian link to footbridge over A29.) Relating to the site layout plan for Phase 1b.	Application Permitted on 23.09.2020
DC/20/0399	Non material amendment to previously approved DC/19/0295. Relating to creating Phase 1a and Phase 1b	Application Permitted on 27.03.2020
DC/19/0295	Hybrid application for the erection of petrol filling station with convenience store and sandwich bar, car wash, jet wash and car parking; motorcycle showroom and workshop with associated car parking; outline planning permission for flexible employment space (B1b/B1c/B2/B8) totalling 4,627sqm with associated car parking and circulation space (scale, landscaping and appearance reserved); new access to the site from A272 and pedestrian link to footbridge over A29.	Application Permitted on 10.01.2020

PLANNING ASSESSMENT
Planning Application DC/20/1165 was granted consent on 23.09.2020. This permission was for the following:

'Variation of Condition 1 of previously approved application DC/19/0295 (Hybrid application for the erection of petrol filling station with convenience store and sandwich bar, car wash, jet wash and car parking; motorcycle showroom and workshop with associated car parking; outline planning permission for flexible employment space (B1b/B1c/B2/B8) totalling 4,627sqm with associated car parking and circulation space (scale, landscaping and appearance reserved); new access to the site from A272 and pedestrian link to footbridge over A29.)'

Consent is sought to discharge the details reserved by conditions 4, 8 and 9.

Pre-Commencement Condition 4:
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).

To address the requirements of condition 4, the applicant has submitted a Construction Environmental Management Plan dated 11 December 2023 (CEMP). Following comments from HDC Environmental Health, the applicant has submitted an amended CEMP Rev 2.0.

The Environmental Health Officer has reviewed the submitted CEMP and are satisfied that the CEMP is sufficiently robust to protect residential amenity. The WSCC Highways team have also reviewed the CEMP and confirm that the CEMP is acceptable where it commits to endeavour to make site deliveries outside times of peak traffic volume. The applicant has amended the CEMP Rev 2.0 accordingly at Section 5.3.2 to address this. Officers concur with the Environmental Health Officer and WSCC Highways and consider the submitted information is sufficient to meet the requirements of condition 4.

The requirements of condition 4 have now been satisfied.

Pre-Commencement Condition 8:
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:

- *all previous uses;*
- *potential contaminants associated with those uses;*
- *a conceptual model of the site indicating sources, pathways and receptors;*
- *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).

To address the requirements of condition 8, the applicant has submitted a Desk Study Report (DSR) dated 4 March 2024, with Appendix A, B and C across 4 additional parts.

The Environmental Health Officer has reviewed the submitted details and are satisfied that this is sufficient for condition 8 to be discharged. Officers concur with the Environmental Health Officer and consider the submitted information is sufficient to meet the requirements of condition 8.

The requirements of condition 8 have now been satisfied.

Pre-Commencement Condition 9:
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).

To address the requirements of condition 4, the applicant has submitted drawing ref: 3492-DMWR-RF-A-SK200 Existing and Proposed Levels dated 18.10.23.

Officers have reviewed the submitted Existing and Proposed Levels plan against the approved external levels plan and other approved plans and are satisfied that it is in accordance. Officers consider that the proposed grading and contours would appropriately match up with the existing vegetation and surrounding landform. In view of this, Officers consider that sufficient information has been provided to discharge condition 9.

The requirements of condition 9 have now been satisfied.

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/24/0037
(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 Rev 2.0		21.05.2024
Supporting Statement	Desk Study Report		14.03.2024
Plans	Existing and Proposed Levels	3492-DMWR-RF-A-SK200	14.03.2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 21/05/2024

Authorising Officer sign/initial Adrian Smith Date: 22/05/2024