Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0030
Mowbray Development Site, Horsham, West Sussex,

DESCRIPTION:
Approval of details reserved by condition 9 (Phase 2) and 10 (Left in Left out junction only) to approved application DC/16/1677

RELEVANT PLANNING HISTORY:

DC/16/1677	Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure	Application Permitted on 01.03.2018
DC/19/0984	Non material amendments to approved application DC/16/1677 (the North Horsham Development site) for amendments to the wording of conditions 5,7,8,9,11,12,13,14,16,17,18,19,22,28, 31 & 54 and the introduction of a new condition to enable the Principal Access Works to come forward	Application Permitted on 12.06.2019
DC/21/0181	Non Material Amendment to condition 2 of DC/16/1677 (Outline planning permission for Land North of Horsham strategic site) to amend all parameter plans.	Application Permitted 12.03.2021

PLANNING ASSESSMENT
Consent is sought to discharge the details reserved by conditions 9 (phase wide CEMP for Phase 2) & 10 (CEMP to cover entrance works) for the Left in Left Out (LILO) works within Phase 2. The wording condition relates to the amended wording approved under DC/19/0984.

Condition 9: *Pre-Commencement Condition: Prior to the commencement of development (other than the accesses hereby permitted) on any Phase of development or part thereof a Construction Environment Management Plan covering that Phase or part thereof shall be submitted to and approved by the Local Planning Authority. The Phase-Wide CEMP shall include, but not be limited to, the following details:*
a) the phased programme of demolition and construction works
b) routing of vehicles to and from the site during construction
c) erection and maintenance of security hoarding
d) the provision of road sweepers, wheel washing facilities and the type, details of operation and location of other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
e) details of public engagement both prior to and during construction works, including a named person to be appointed by the applicant to deal with complaints who shall be available on site and contact details made known to all relevant parties
f) measures to reduce air pollution during construction including turning off vehicle engines when not in use, plant servicing and transport reduction,

g) waste management including prohibiting burning of construction waste,
h) measures to prevent the discharge of water or other substances to ground or surface waters without the prior written approval of the Environment Agency

Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period of the relevant Phase. Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of the surrounding environment and residents during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015)

A phase wide CEMP has been submitted to cover Phase 2. Phase 2 covers the employment land and residential parcels. As a phase wide CEMP, it does not go into details for the requirements of each reserved matters parcel. These CEMPs would come forward with a reserved matters parcel or prior to commencement of works, required via a condition. The phase wide CEMP covers the requirements of the condition as highlighted above. Both WSCC Highways and HDC Environmental Health have no objections to the CEMP. Overall, the phase wide CEMP is considered appropriate and the requirements of the condition have been satisfied.

Condition 10: *Pre-Commencement Condition: Prior to the commencement of each of the accesses hereby permitted, a detailed Construction Environment Management Plan document, specific to that access, shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details including, but not limited to:*
a) the phased programme of demolition and construction works;
b) the anticipated number, frequency and types of vehicles used during construction,
c) the location of access, including details (location, construction, visibility splays) of any temporary accesses during construction
d) the routing of vehicles to and from the site during construction
e) the provision made for the parking of vehicles by contractors, site operatives and visitors during construction,
f) the loading and unloading of plant, materials and waste associated with construction,
g) the storage of plant and materials used in construction of the development,
h) the erection and maintenance of security hoarding,
i) the location of any site operatives compounds including huts/cabins/offices,
j) the provision of road sweepers, wheel washing facilities and the type, details of operation and location of other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
k) details of public engagement both prior to and during construction works, including a named person to be appointed by the applicant to deal with complaints who shall be available on site and contact details made known to all relevant parties,
l) measures to control the emission of dust and dirt during construction, to include where relevant sheeting of loads, covering and dampening down stockpiles and restriction of vehicle speeds on haul roads. A dust management plan must form part of the CEMP which includes routine dust monitoring at the site boundaries with actions to be taken when conducting dust generating activities if weather conditions are adverse
m) measures to control the emission of noise during construction, including hours of noisy works
n) details of all proposed external lighting to be used during construction and measures used to limit the disturbance of any lighting required. Lighting shall be used only for security and safety,
o) appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas,
p) measures to reduce air pollution during construction including turning off vehicle engines when not in use, plant servicing and transport reduction,
q) waste management including prohibiting burning of construction waste,
r) measures to prevent the discharge of water or other substances to ground or surface waters without the prior written approval of the Environment Agency,
s) measures to be taken in the event of emergency spillages.

Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period of the accesses hereby permitted.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of the surrounding environment and residents during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

A detailed CEMP has been submitted to cover the Left in Left Out (LILO) works to Phase 2. The LILO was approved under the outline permission as a means of access and allows access to the employment land and sports hub. The details outline the compound layout, vehicle trips and routing, parking, storage, use of road sweepers, hours of construction, dust control and details of public engagement. Both WSCC Highways and HDC Environmental Health have no objections to the CEMP. Overall, the CEMP is considered appropriate and the requirements of the condition have been satisfied.

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/24/0030

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Construction Environmental Management Plan		06.03.2024
Supporting Statement	Cover letter		06.03.2024

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 11.04.2024

Authorising Officer sign/initial Adrian Smith Date: 11/04/2024