Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0166
Bramber Brook, The Street, Bramber, West Sussex, BN44 3WE,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 4, 5, 6, 8 and 10 to approved application DC/23/1776

RELEVANT PLANNING HISTORY:

DC/23/1776	Excavation and creation of wetland ponds, bunds, a raised public access footpath, removal of existing timber bridges and replacement with bridged footpath sections (to allow gaps for conveyance of surface waters on the site) and railings. Installation of coir matting on the banks of the footpath to prevent erosion and destabilisation of the banks along with re-seeding.	Application Permitted on 02.05.2024.

PLANNING ASSESSMENT
Planning Application DC/23/1776 was granted consent on 02.05.2024. This permission was for the following:

Excavation and creation of wetland ponds, bunds, a raised public access footpath, removal of existing timber bridges and replacement with bridged footpath sections (to allow gaps for conveyance of surface waters on the site) and railings. Installation of coir matting on the banks of the footpath to prevent erosion and destabilisation of the banks along with re-seeding.

Consent is sought to discharge the details reserved by conditions 4,5,6,8 and 10.

Condition 4: Method Statement

{\b Pre-Commencement Condition:} No development shall take place until a sensitive method statement for the proposed construction works has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include details relating to the proposed construction process, the mechanised equipment required to undertake the works, and details relating to the exclusion and protection of all scheduled areas during the construction works. Development shall thereafter be carried out in full accordance with the agreed method statement.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded in accordance with Policy 34 of the Horsham District Planning Framework (2015).

The Applicants have submitted the following information in support of the discharge of Condition 4 :

• CEMP Biodiversity - ENVIMSO000648-JBAU-XX-00-PL-EN-0001-S3-P01-

• CEMP Appendix B - Construction Method Statement Rev C01 dated 19 January 2024 (ref 3756B)

• Five Rivers Method Statement 3756B – Bramber Brook Wetland Improvements

The Council's Conservation Officer has been consulted and has confirmed that they are satisfied that the information submitted is satisfactory in regard to ensuring the protection of the Scheduled Ancient Monument and as such is sufficient to discharge Condition 4.

The Council's Archaeological Consultant has been consulted and has confirmed that:

The submitted method statement has been reviewed and it is confirmed '*that the required protection measures- fencing off a 5m buffer around the scheduled areas - are shown on the construction sequence phase plans that are supplied with the application method statement'.*

The Council's Archaeological Consultant confirms that they are *'satisfied that appropriate measures will be put in place to ensure that the Scheduled Monuments are protected from harm'* and have no objection to the Condition 4 being discharged.

The requirements of the condition have been satisfied.

Condition 5: Signage

{\b Pre-Commencement Condition:} No development of the raised walkways shall take place until full details of the proposed signage has been submitted to and approved in writing by the Local Planning Authority. The details shall include (but not limited to) the precise locations, dimensions and the proposed materials and finishes. The development shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Applicants have submitted the following information in support of the discharge of Condition 5:

• Document ENVIMSO000648-JBAU-00-00-RA-C-0001-A5-C01- Public_Safety_Risk_Assessment. This contains details of the location and design of the signage.

• DEFRA Signage Catalogue. This contains supplementary information on the design of the signage.

The Council's Conservation Officer has been consulted and has confirmed that they are satisfied that the information submitted is satisfactory in regard to ensuring the protection of the Scheduled Ancient Monument and as such is sufficient to discharge Condition 5.

The requirements of the condition have been satisfied.

Condition 6: CEMP Biodiversity

{\b Pre-Commencement Condition:} No development shall take place until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority.
The CEMP (Biodiversity) shall include the following.
a) Risk assessment of potentially damaging construction activities.
b) Identification of "biodiversity protection zones".
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present on site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority."

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

The Applicants have submitted the following information in support of the discharge of Condition 6:

- CEMP Biodiversity - ENVIMSO000648-JBAU-XX-00-PL-EN-0001-S3-P01
- CEMP Appendices A - C

The Council's Ecology Consultants have been consulted and they have advised that they have reviewed the Biodiversity Construction and Environmental Management Plan (CEMP) (JBA Consulting, June 2024) and that they are satisfied that the submitted information includes the detail required to discharge Condition 6 subject to satisfactory completion in full of the submitted details.

The requirements of the condition have been satisfied.

Condition 8: Drainage

{\b Pre-Commencement Condition:} Prior to the commencement of development, construction drawings of the surface water surface water drainage components and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, and FRA (Bramber Brooks Flood Risk Assessment by JBA Consulting, December 2023, revision A4-C01) remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the local planning authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policy 38 in the Horsham District Planning Framework.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 167, 169 and 174 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

The Applicants have submitted the following information in support of the discharge of Condition 8:

- CEMP Appendix B - Construction Method Statement
- Five Rivers Method Statement 3756B – Bramber Brook Wetland Improvements

The Applicants advise that *'it is not proposed that there will be any alterations to the surface water drainage ditches on site. The details submitted with the original planning application included the proposed bridge design and pond design. The main impact to surface water drainage will be the raised footpath. The planning application included design drawings for the raised footpath showing it as a discontinuous earth bund to maintain floodplain conveyance and to prevent water impoundment, with 3no. two-meter-wide gaps within the footpath bund. These gaps would have bridges installed to maintain access. It should be noted that Ordinary Watercourse Consent (OWS) has now been granted for the proposals.* The Applicants advise that '*for information, details of correspondence relating to this is included with this submission.'*

WSCC LLFA have been consulted and have confirmed that the submitted information is considered satisfactory so as to discharge the requirements of Condition 8.

The requirements of the condition have been satisfied.

Condition 10: Phasing Plan

{\b Pre-Commencement Condition:} Details of the Method of Construction and the Construction Phasing Plans shall be submitted prior to commencement of development. The development shall thereafter be constructed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded in accordance with Policy 34 of the Horsham District Planning Framework (2015).

The Applicants have submitted the following information in support of the discharge of Condition 10:

- CEMP Appendix B - Construction Method Statement
- CEMP Appendices C.1 to C.4 - Construction Phase Plans Phases I to IV
- Five Rivers Risk Assessment: 3756 – Bramber Brook_RA_V2
- Five Rivers Method Statement 3756B – Bramber Brook Wetland Improvements

The Council's Archaeological Consultant has been consulted and has confirmed that:

'The Construction Method Statement that is provided to satisfy Condition 10 clearly references that an archaeologist will be present on site to monitor all excavation works and so we can confirm that the CMS is acceptable and so have no objection to the discharge of this condition'.

Officers of the Council consider that the details submitted are satisfactory and enable the discharge of Condition 10.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

Conditions:

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/24/0166
(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	Risk Assessment Spreadsheet		26.06.2024
Supporting Docs	Method Statement	3765B C01	26.06.2024
Supporting Docs	Appendix A Construction Programme		26.06.2024
Plans	CONSTRUCTION SEQUENCE PLAN PHASE I	ENVIMSO000648-JBAU-00-00-C-0014 P01	26.06.2024
Plans	CONSTRUCTION SEQUENCE PLAN PHASE II	ENVIMSO000648-JBAU-00-00-C-0015 P01	26.06.2024
Plans	CONSTRUCTION SEQUENCE PLAN PHASE III	ENVIMSO000648-JBAU-00-00-C-0016 P01	26.06.2024
Plans	CONSTRUCTION SEQUENCE PLAN PHASE IV	ENVIMSO000648-JBAU-00-00-C-0017 P01	26.06.2024
Supporting Docs	DEFRA Signage Catalogue		26.06.2024
Supporting Docs	FORM PSRA: PUBLIC SAFETY RISK ASSESSMENT		26.06.2024
Supporting Docs	Biodiversity Construction and Environmental Management Plan (CEMP)	ENVIMSO000648-JBAU-XX-00-PL-EN-0001-S3-P01-CEMP_Biodiversity P01	26.06.2024
Supporting Statement	Covering Letter	2022s0746	26.06.2024
Supporting Docs	WSCC Ordinary Watercourse Land Drainage Consent		26.06.2024
Supporting Docs	WSCC LLFA letter		26.06.2024

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 06/08/2024

Authorising Officer sign/initial J Hawkes Date: 07.08.2024