Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0087
Coppice Hanger, Church Hill, Pulborough, West Sussex, RH20 1AB

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3 (Biodiversity CEMP), 5 (Ecological Enhancement Strategy), 6 (Drainage Strategy), and 8 (Building Details) to approved application DC/21/1931

RELEVANT PLANNING HISTORY:

DC/21/1931	Erection of 4No. detached dwellings with associated access, parking and landscaping.	Application Permitted on 19.04.2024

PLANNING ASSESSMENT
Planning Application DC/21/1931 was granted consent on 18/04/2024. This permission was for the following:
Erection of 4No. detached dwellings with associated access, parking and landscaping.

Consent is sought to discharge the details reserved by conditions 3, 5, 6 and 8.

Condition 3:
Pre-Commencement Condition: No development shall commence 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.
i) Containment, control, and removal of any Invasive non-native species present on site.

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 (Priority habitats & species).

The Council's Ecologist has reviewed the submitted details and is satisfied with the details submitted. The requirements of the condition have been satisfied.

Condition 5:
Pre-Commencement Condition: No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement
Strategy shall include the following:
a) Purpose and conservation objectives for the proposed enhancement measures;
b) Detailed designs to achieve stated objectives;
c) Locations of proposed enhancement measures by appropriate maps and plans;
d) Persons responsible for implementing the enhancement measures;
e) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

The Council's Ecologist has reviewed the submitted details and is satisfied with the details submitted. The requirements of the condition have been satisfied.

Condition 6:
Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The Council's Drainage Consultant reviewed the submitted details and requested more information in respect of a number of elements with the first consultation response dated 20th May 2024:
[summarised]
- water storage capacity volumes of the proposed drainage features to be provided
- infiltration features should be constructed a min 1m above highest ground water level
- evidence of measures to protect groundwater from pollution to be provided
- only one test undertaken at the trial pit - not in accordance with BRE DG 365, CIRIA R156 (or similar approved document)

Causeway model report shows infiltration rate applied to base of the soakaways and car park storage structure, but for the purpose of design, the infiltration rate must be applied to the sides of the structure only and the rate for the base must be zero, unless otherwise agreed
- a Hydraulic model sensitivity test should be run without the additional storage allowance of 20m3/ha to ensure there is no flooding for the design event
- a maintenance and management plan for the soakaways to be provided - to include access requirements, maintenance frequency and responsibility for the SUDS etc
- the exceedance plan shows the storage area located across the access route for the site - ideally this should be directed to an area of green open space so the access to the site can be provided during the exceedance flow event
- confirmation needed of any permissions to connect to the public sewer

Revised Drainage details were submitted on 01/08/2024 and the Council's Drainage Consultant reviewed these, providing revised comments received 4th September 2024:
[summarised]

- additional information, consisting of a Drainage Pack containing an updated Drainage Layout drawing, hydraulic model calculations, groundwater monitoring report, additional soakage trial pit data, and the response email to our request for more information has been provided
- same trial pit locations provided as before
- soakaway test calculations but not in accordance with BRE365
- same trial pit images provided as before
- design consideration should be given to reduce fines ingress in siltation build up on the case, adequate grading at the inlet and appropriate geotextile filter material wrapping around entire soakaway
- Factors of safety must be adjusted in line with SUDS manual dur to the risk posed on failure
- Causeway hydraulic model has been updated, but drainage layout drawing labels Soakaway A-D with the side and base infiltration rate - advised the Drainage Layout drawing is updated to show the side rate only
- Drainage Layout shows the permeable paving sub-base depth is 0.400m. In the Causeway calculations the total depth of the car park structure is 0.500m, however the node depth for the car park is 0.550m. In the design event the water level reaches a depth of 0.505m. The depth of the permeable paving must be confirmed, and the plans amended if required.
- The Groundwater Monitoring Report in the updated Drainage Pack demonstrates that 1m between the base of the proposed infiltration features and the groundwater level can be provided. The test was undertaken on 11 and 12 June 2024, and it states that there was no rain within 48hrs of the test. The SFRA Areas Susceptible to Groundwater Flooding mapping shows the site lies within an area at >50% <75% susceptibility. Groundwater levels at a proposed infiltration device location are required to be proven and monitored as per Section 5.2.3 of the LLFA Policy, whereby any infiltration drainage design must include adequate winter groundwater monitoring data in areas of known groundwater issues, to determine the highest winter groundwater table.
- confirmation needed of any permissions to connect to the public sewer - still not provided

Revised details have been provided, dated 6th November 2024, which have been reviewed by the Council's Drainage Consultant. Updated comments received 29th November 2024:
[summarised]
- As per our previous comments, testing in accordance with BRE DG 365 at the location and depth of the proposed soakaways is required.
- The Drainage Layout drawing states the proposed CL and IL for each soakaway and the cover depth is to be a minimum of 0.4m for each soakaway. The Drainage Layout shows Soakaway A, B and D have a depth from CL to IL of 2m, whilst Soakaway C has a depth from CL to IL of 1.6m. Both the Drainage Layout and the Causeway model for Soakaway A, B, C and D show the Soakaways to have a thickness of 1.2m. The Causeway model does not include the CLs for each soakaway so this cannot be cross referenced. It is therefore assumed Soakaway A, B and D have a cover depth of 0.8m whilst Soakaway C has a cover depth of 0.4m. In the Causeway model the IL of Soakaway C is listed as 8.8m, however in the Drainage Layout this is 9.2m. This discrepancy must be addressed, and the correct IL provided
- The updated Groundwater Monitoring Report (October 2024) enclosed in the updated Drainage Pack contains discrepancies
- The Drainage Layout shows sewer pipes and manholes are proposed in proximity to trees, for soakaway D the topographical survey refers to a Fruit Tree, Oak tree and others in this immediate location. There are also trees proposed directly over sewer pipes. The impact of tree roots on sewers and manholes should be taken into consideration within the design and mitigation measures incorporated. In
addition, any TPOs or root protection zones should be accounted for within the proposed drainage design to prevent any potential damage that could occur to retained trees and their associated roots during construction. We would need to see evidence that this has been considered and construction on this has been undertaken
- We previously requested the applicant provide confirmation of permission to connect to the public foul sewer. Evidence of confirmation of permission to connect must be provided.

In seeking to address the outstanding information request from the Council's Drainage Consultant, the applicant has provided a response to the outstanding points, including evidence of permission to connect to the public sewer, and clarification on a number of the queries, dated 5 December.

Officers have reviewed the information requests as raised by the Council's Drainage Consultant and acknowledge that a number of points have been clarified, noting that the technical design details involved in the surface water disposal would also need to be resolved separately as part of the on-site building works which would be subject to approval under Part H of the Building Regulations.

In this regard the condition requires a '*drainage strategy detailing the proposed means of foul and surface water disposal'* [emphasis added]. It is not the purpose of the planning system to duplicate other regulatory regimes such as the Building Regulations. The purpose of the condition is to agree the means of foul and surface water disposal, not the finer technical details as this is covered by the Building Regulations. In this case foul water will connect to the public sewer, and surface water will discharge via soakaways as per the preference in the drainage hierarchy. This is sufficient to satisfy the requirement of the condition. An informative is nevertheless applied to advise the applicant to have regard to the comments of the Council's drainage consultant when seeking Building Regulations approval.

Therefore, officers consider that the details are satisfactory to discharge the planning condition.

Condition 8:
Pre-Commencement (Slab Level) Condition: No development above ground floor slab level shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:
a) Drawings to a scale not smaller than 1:5 fully describing roof details including sections through:
- roof ridge
- valleys
- eaves
- verges
- flat roof perimeters
- parapets
b) Specification of brickwork and stonework including material, colour, texture, face bond, components of the mortar, and jointing /pointing profile.
c) Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

The Council's Heritage Officer has reviewed the submitted details and has requested a number of amendments in respect of the details in order to reflect the quality of design and finish expected in order to preserve the character of the conservation area:
- cambered clay tiles, flush fitting casement windows and traditional roof junction details; exposed rafter feet, cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles.

Amended details have been received on 5th December 2024, seeking to address the above comments. The Council's Heritage officer has reviewed the amendments and is satisfied that these details would secure an acceptable design for a development within a conservation area.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

Note to Applicant:
The applicant is advised to have regard to the comments of the Council's drainage engineer when seeking Building Regulations approval for the final detailed design of the surface water soakaway system.

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/24/0087

(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
Elevation plan	Planning Condition: Materials Matching v5Dec24	A(21)001	05.12.2024
Supporting Docs	CONDITION 3 - BIODIVERSITY ENHANCEMENT STRATEGY		23.04.2024
Supporting Docs	Condition 5 - Construction Environmental Management Plan		23.04.2024
Supporting Docs	DRAINAGE PACK (November 2024)	P2	06.11.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 10.12.2024

Authorising Officer sign/initial Adrian Smith Date: 11/12/2024