Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0075
Vincent House , 31 North Parade, Horsham, West Sussex, RH12 2DP

DESCRIPTION:

Application for Approval of Details Reserved by Condition 4, 5 and 6 to approved application DC/23/1566

RELEVANT PLANNING HISTORY:

DC/23/1566	Change of use from Office to Special Educational Needs School. Construction of two storey link building. Construction of Multi Use Games Area and associated landscaping.	Application Permitted on 23.02.2024

PLANNING ASSESSMENT

Planning Application DC/23/1566 was granted consent on 23.02.2024. This permission was for the following:

Change of use from Office to Special Educational Needs School. Construction of two storey link building. Construction of Multi Use Games Area and associated landscaping.

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

Condition 4:

Pre-Commencement Condition*: The development hereby approved shall not commence until the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following measures:*

i. Details of site management contact details and responsibilities;
ii. A plan detailing the site logistics arrangements, including:
- *a. location of site compound,*
- *b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),*
- *c. site offices (including location, height, size and appearance),*
- *d. location of site access points for construction vehicles,*
- *e. location of on-site parking,*

The construction shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

The Applicant has submitted a Full Construction Traffic Management Plan reference D001 Version 1.0 dated March 2024. This document outlines the measures proposed during site setup and during construction works. Details of site access arrangements, vehicle routing, and storage are also provided.

Following consultation with WSCC Highways, the Construction Management Plan is considered acceptable. It is noted that the plan submitted shows tracking of a 10m rigid construction vehicle, however this appears to be tight and it is unclear whether this could be undertaken between the brick posts shown on the Plan.

It is however noted that the existing brick piers are to be removed as part of the development to accommodate the widening of the access. The removal of these brick piers would provide sufficient space to accommodate the manoeuvring of this vehicle.

For these reasons, it is considered that the details as submitted are acceptable, and 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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and 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 Applicant has submitted a Biodiversity Enhancement Strategy for Protected and Priority Species reference 425.064800.00001 Revision 01 by SLR Consulting Limited. This outlines that ecological enhancements are proposed for breeding birds, hedgehogs, and invertebrates through the provision of boxes, houses, and habitat features. Areas of wildlife friendly landscaping is to be included across the site, including a mix of non-native ornamental and native wildlife friendly planting such as trees, wildflower meadow, and shrub planting. Specification of these features has been provided.

Following consultation with the Council's Ecologist, the submitted information is considered to meet the requirements of the conditions. The condition has therefore been satisfied.

Condition 6:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level shall commence until full details of the water efficiency measures required by the approved water neutrality strategy (Technical Memorandum by SLR Consulting Limited dated 04.08.2023) have been submitted to and approved in writing by the Local Planning Authority.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

The Applicant has submitted a document which contains a specification of fixtures and fittings relating to taps, shower head, toilets, and dishwasher. This provides the following specification:

- Mechanical Basin Mixer: 5 litres per minute
- Tempostop Time Flow Tap: 3 litres per minute
- Vandal Resistant Shower Head: 6 litres per minute
- Osmo T1 Cistern: 6/4 litre
- Bosch Series 4 Dishwasher: 9.5 litres
- D Range Undercounter Dishwasher: 6 litres per minute

It is noted that the specified fittings are less water consuming than those indicated within the approved water neutrality strategy (Technical Memorandum by SLR Consulting Limited dated 04.08.2023). As such, the proposed fittings would be no more water consuming than those suggested within the approved strategy, and the requirements of the condition have therefore been satisfied.

Recommendation: Application Permitted

Plans list for: DISC/24/0075
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Biodiversity Enhancement Strategy for Protected and Priority Species	425.064800.00001 Rev 01	11.04.2024
Site plan	Proposed Site Plan	P-006 Rev 02	11.04.2024
Supporting Docs	Sanitary & Kitchen Product Information	NONE	11.04.2024
Supporting Statement	Full Construction Traffic Management Plan by Velocity Transport Planning dated March 2024	D001 Version 1.0	11.04.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 03.06.2024

Authorising Officer sign/initial Guy Everest Date: 06.06.2024