Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0186
Oakhurst Business Park, RSPCA Headquarters , Wilberforce Way, Southwater, West Sussex, RH13 9RS

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3,6 & 7 to approved application DC/22/2077

RELEVANT PLANNING HISTORY:

DC/22/2077	Demolition of existing building and the erection of 3no buildings to provide flexible industrial and storage and distribution floorspace (Use Class B2/B8) and ancillary office floorspace, with associated hard and soft landscaping, car and cycle parking, supporting infrastructure and retention of existing attenuation pond.	Application Permitted on 04.06.2024

PLANNING ASSESSMENT
Planning Application DC/22/2077 was granted consent on 04.06.2024. Consent is sought to discharge the details reserved by conditions 3, 6 & 7.

Condition 3: *Pre-Commencement Condition: No development, including any works of demolition, shall commence for any phase or unit until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:*

i. *An introduction consisting of a description of the construction programme, definitions and abbreviations and project description and location;*
ii. *Details of how residents will be advised of site management contact details and responsibilities;*
iii. *Detailed site logistics arrangements (to include details shown on a plan), including location of site compounds, location for the loading and unloading of plant and materials, site offices including height and scale), and storage of plant and materials (including any stripped topsoil);*
iv. *Details regarding parking or site operatives and visitors, deliveries, and storage (to include details shown on a plan);*
v. *The method of access to and from the construction site;*
vi. *The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc;*
vii. *Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination;*
viii. *Locations and details for the provision of wheel washing facilities and dust suppression facilities (to include details shown on a plan).*
ix. *Details of measures to reduce impacts on biodiversity features. The demolition and construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.*

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).

To comply with the requirements of the condition, a Construction & Environmental Management (CEMP) plan has been submitted. Both WSCC Highways and HDC Environmental Health have commented that they have no objections to the CEMP. As originally submitted, the CEMP did not

include a plan showing the site logistics set out in a plan. This shows the layout of the construction site. Subsequently, an amended CEMP was submitted which shows an appropriate layout. The CEMP also includes relevant details in accordance with the requirements of the condition.

The requirements of the condition have been satisfied.

Condition 6: *Pre-Commencement Condition: No development shall commence for any phase or unit 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 scheme.*

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).

To comply with the requirements of the condition, a Drainage Strategy has been submitted. As originally submitted, WSCC Local Lead Flood Authority (LLFA) commented that the strategy was not sufficient and lacked details. Subsequently, further details were submitted which are now considered appropriate by the LLFA. The requirements of the condition have been satisfied.

Condition 7: *Pre-Commencement Condition: No development shall commence for any phase or unit, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.*

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, the applicant originally submitted an Arboricultural Impact Assessment. The Council's Arboriculturist commented that this was insufficient to comply with the requirements of the condition, which asks for the submission of an Arboricultural Method Statement.

Subsequently, the applicant submitted an Arboricultural Method Statement which is considered appropriate by the HDC Arboriculturist. 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/24/0186
(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	Flood Risk Assessment & Drainage Strategy Report		19.07.2024
Plans	Drainage Strategy Plan	21191-BGL-XX-XX-DR-C-0250	19.07.2024
Supporting Docs	CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN		30.09.2024
Supporting Docs	Arboricultural Impact Assessment		19.07.2024
Supporting Docs	Waste Management Plan		05.08.2024
Supporting Docs	Pre-demolition Audit and Resource Management Plan		05.08.2024
Supporting Docs	Arboricultural Method Statement		02.09.2024
Supporting Docs	Designer's Response to Planning Condition 6 (Drainage)		02.09.2024

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 30.09.2024

Authorising Officer sign/initial Adrian Smith Date: 30/09/2024