Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0209
Angell Sand Pit, Washington Road, Storrington, West Sussex,

DESCRIPTION:
Approval of details reserved by conditions 6, 12, 13 and 36 to approved application DC/23/2144.

RELEVANT PLANNING HISTORY:

DC/23/2144	Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19.	Application Permitted on 14.08.2024

PLANNING ASSESSMENT
Section 73 Application DC/23/2144 was granted consent on 14/08/2024. This permission was for the following:
Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19

Consent is sought to discharge the details reserved by conditions 6, 12, 13 and 36.

10 letters of representation have been received in relation to the details submitted, raising the following issues:

- only FFL of the plots are shown, no external ground levels or a nearby datum point
- visibility splay drawing only shows traffic flow and not the splay, nor waiting vehicles
- concern that construction vehicles cannot enter / leave site without having to straddle both lanes of Water Lane – danger to pedestrians and / or other traffic
- no swept path details to show safe egress and access of construction vehicles
- drainage details show private and adoptable foul pipes and manholes on adjacent properties
- contamination details lack sufficient details in relation to the measures to avoid mobilising the known asbestos in the ground and other dust
- concern raised over the stability and details of retaining walls missing
- Proposed plans show north-bound lorries colliding with fence post to No.3 Angell Sands
- Damage to garden of No. 3 Angell sands owing to land raising at the site and membrane which will prevent the land from draining freely – resulting in all water draining into the garden of No.3 Angell Sands

Condition 6:

Pre-Commencement (slab level) Condition: No development, other than ground investigation and remediation works, shall commence until precise details (to include details shown on a plan) of the proposed slab levels, and existing and proposed external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Officers have reviewed the details, noting revised plan shows accordance with the permitted details and expectations as per the approved s73 application DC/23/2144, which referred to the importation of soil to form a capping over existing levels, but that in certain areas, this would be reduced to a height difference of 300mm only (Plots 4, 5 and 6). In relation to Plots 1, 2 and 3, officers note a general accordance with the revised plot designs and levels that formed part of DC/23/2144. The driveways and garage levels are now also provided.

Ground levels to gardens and any hard-surfacing and retaining structures will be picked up as part of the landscape details condition.

The requirements of the condition have therefore been satisfied.

Condition 12:
Pre-Commencement Condition: No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the entire development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:
(1) A preliminary risk assessment which has identified:
- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site.
The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.
(2) An intrusive site investigation scheme, based on (1) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
(3) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (2) and an options appraisal.
(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: The proposed development is on a historic landfill and therefore it is likely that contamination will be present. Remediation and/or mitigation measures are likely to be required to protect mobilising contamination during construction works which risk causing pollution to controlled waters. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015) and in line with paragraph 170 of the National Planning Policy Framework.

The Council's Environmental Health Team has reviewed the submitted details and had a number of queries which were referred back to the applicant.

13th Sept 2024: Both the proposed cover system and the validation procedure are considered to be satisfactory. However, I would recommend that further information is provided on the following points:

- For the avoidance of doubt a site remediation plan should be provided that clearly delineates the areas where the cover system is to be deployed and the depths of the cover system.
- Introduction of geotextile membrane can prevent land from draining freely. A granular break layer is used to overcome this issue. If a granular break layer is to be used then this should be confirmed to the LPA in writing. The break layer should not be considered part of the cover layer and the full 600mm soil depth (or 450mm depth in communal aeras) should be achieved.
- Details of measures to be employed during the removal, stockpiling and loading on site to minimise exposure to off-site receptors to fugitive contaminated dust emissions
- Measures to ensure any buried services are laid within clean inert materials to reduce the risk of inadvertent exposure of contaminated soils in the future. The location of buried services should be shown on the site remediation plan as required above.

As requested a site plan has been provided confirming the areas where the clean cover system is to be deployed. It has also been confirmed that the service trenches will be backfilled with a site won materials. I would recommend that the service runs are confirmed to the LPA once the routes are known. The Method Statement for Heras Fencing Erection appears to indicate the line of the drainage runs to serve the site.

The comment is noted that no break layer is to be provided above the geotextile. Instead, a robust permeable geotextile marker membrane is to be provided. It is recommended that the specification of this geotextile membrane is provided. Following provision of these details (rec'd on 24th Sept 2024), the EH team have confirmed suitability of the permeability stated.

With respect to dust suppression the additional measures detailed in the technical note to limit nuisance dusts are appropriate and should be included in method statements for works involving excavation, transport and moving of soils. As discussed there is a limited distribution of asbestos present in site soils, albeit at extremely low levels. The CDM regulations as enforced by the HSE impose a duty on the developer and their subcontractors to manage this risk appropriately.

No comment on the Method Statement for Heras Fencing Erection is provided other than to say it includes appropriate measures for managing risks from asbestos and suitable dust suppression. It is not anticipated that these works will involve significant soil disturbance or creation of soil stockpiles.

The requirements of the condition have therefore been satisfied.

Condition 13:

Pre-Commencement Condition No development shall take place until a scheme to deal with the risks from ground instability at the site to the proposed development has been submitted to and approved in writing by the local planning authority. The scheme shall be prepared by a competent and suitably experienced engineer and must include the following components:

i) a detailed assessment of the risk to all phases of the development that may be affected, including any risks to offsite receptors.

ii) An options appraisal of the potential impacts and the remedies that might be available including estimated cost

iii) full details of the measures required to prevent ground instability and how they are to be undertaken;

iv) Demonstration of how cumulative and reasonable worse case effects have been considered;

vi) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in iii) are complete and identifying any requirements for longer-term monitoring, maintenance and arrangements for contingency action.

All work shall be supervised the engineer in accordance with the mechanisms and procedures specified in the approved verification plan and a comprehensive non- technical summary document of

the assessments provided and information submitted against (i) to (vi) of this condition. The scheme shall be implemented in accordance with the approved details and mitigation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

Reason: Given the previous use of the land as a landfill this condition is required to ensure that the development can be carried out in a way that does not lead to adverse ground instability and to comply with Policy 24 of the Horsham District Planning Framework (2015) and paragraph 179 of the National Planning Policy Framework.

October 2024 - The Council's specialist Structural Consultant has reviewed the details and raised the following comments:

1) The Auditor from Ground and Water Ltd believes that it is pertinent to assess whether there are any moisture deficits within the samples tested. Based on Moisture content and the liquidity index, 58.5% of the samples had a potential moisture deficit. Based on a comparison between the moisture content and 40% of the liquid limit, 24.4% of the samples had a potential moisture deficit. These samples were all at various depths and there was no consistency between the samples with potential moisture deficits and their depths. The moisture deficits are likely due to the nature of the reworked soil, rather than the uptake from the roots of nearby vegetation.

2) The SIR produced by Hemsley Consulting in Nov 2022 suggested that development of the site will require intensive ground improvement, with viable options including stone columns to reinforce the upper weaker level of fill; and, pre-loading the footprint of each house to induce the settlement of the fill prior to construction. Ground Improvement Recommendations have not been included within the Proposals provided by GCC and further comment should be sought. No further comments from the Auditor from Ground and Water Ltd.

3) A slope stability assessment has not been provided to the Auditor from Ground and Water Ltd at the time of reporting. A slope stability assessment should still be carried out. No further comments from the Auditor from Ground and Water Ltd

4) The results of further CBR testing have not been provided to the auditor from Ground and Water Ltd at the time of reporting. These tests should still be carried out. No further comments from the Auditor from Ground and Water Limited.

December 2024 - The Council's specialist Structural Consultant has reviewed the addition / revised details (received 9th November), and the following are noted in relation to the above points that had been previously raised:

1) No further comments from the Auditor from Ground and Water Ltd

2) The Hemsley Report was commissioned outside the GCC assessment process, did not take account of the available data from previous investigations and has been superseded. As the findings of the subsequent GDR have determined that ground improvement is not required, a discussion would be superfluous. As there was no direct evidence to support the compaction/consolidation of the in-situ IWM can be presented, it was proposed that, in line with good engineering practice, all foundation bases will be inspected by a qualified engineer prior to the placement of foundation concrete. If necessary, further in-situ testing will be carried out to ensure the condition of the IWM at founding level. No further comments from the Auditor from Ground and Water Limited.

3) A slope stability assessment was issued under separate cover (dated October 2023). No further comments from the Auditor from Ground and Water Limited.

4) It was understood that these CBR tests will be undertaken in due course as part of the detailed road design. No further comments from the Auditor from Ground and Water Limited.

Based on the revised / additional detail which have been provided, the requirements of the condition have now been satisfied.

Condition 36:
Pre-Commencement Condition: Notwithstanding the approved Construction Management Plan (Paul Basham Associates Ltd, 020.0844/CMP/5, 26 October 2023) as included at Appendix NJA/3, and the CMP plan [2.09 Rev A], no vehicles associated with the ground remediation or construction phases shall utilise the site's temporary construction access via Angell Sands until a swept path tracking diagram has been submitted to, and approved in writing by, the Local Planning Authority, demonstrating adequate vehicular access and egress can be achieved. The details shall include any annotations relating to vegetation management required to achieve required visibility during the construction / remediation phases.

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

The Council has consulted with the Local Highways Authority in order to provide a response on this particular aspect. The LHA notes that the applicant has submitted a plan (020.5844-SK0002) demonstrating the layout of the proposed temporary road for construction traffic. Access and egress into Angell Sands has been demonstrated via swept path tracking, and visibility splays on Water Lane showing vegetation on to be cleared has also been demonstrated. However, access and egress from Water Lane has not been demonstrated. Whilst I appreciate this was demonstrated for application DC/23/2144, for the avoidance of doubt, the LHA would request that this also be demonstrated in conjunction with the current set of swept path diagrams.

Following revised details being received, the Local Highways Officer is now satisfied with the temporary site access off Water Lane and via Angell Sands.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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/24/0209
(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	Site Investigation Report		16.08.2024
Supporting Docs	Desk Study Report		16.08.2024
Plans	Temp Road for Construction Traffic	020.5844-SK0002 P06	18.09.2024

Plans	Proposed Levels Strategy	020.5844-0601 P03	16.08.2024
Supporting Docs	Remediation Strategy		16.08.2024
Plans	EXISTING LEVELS	020.5964.605 P02	23.09.2024
Plans	CLEAN FILL LAYOUT	020.5964.610 P01	23.09.2024
Supporting Docs	Additional Contamination Details	J20-002-L02 V1	23.09.2024
Supporting Docs	SLOPE STABILITY ASSESSMENT	October 2023	10.11.2024
Supporting Docs	Geotextile Membrane details		24.09.2024
Supporting Statement	Method Statement - Heras Fencing		24.09.2024
Plans	PROPOSED LEVELS STRATEGY	020.5964.601 P03	23.09.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 20.12.2024

Authorising Officer sign/initial Adrian Smith Date: 23/12/2024