Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0036
Roundstone Park, Worthing Road, Southwater, West Sussex, RH13 9JG

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/22/0096

RELEVANT PLANNING HISTORY:

DC/22/0096	Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.	Application Permitted on 20.02.2024

PLANNING ASSESSMENT
Planning Application DC/22/0096 was granted consent on 20.02.2024. This permission was for the following:

Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.

Consent is sought to discharge the details reserved by condition 3, which reads as follows:

Pre-Commencement Condition: No development, including any works of demolition, shall commence 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 address the requirements of condition 3, the applicant has submitted a Construction Environmental Management Plan (CEMP). Following comments from the HDC Environmental Health Officer and the Ecological Consultant, the applicant submitted a revised CEMP Rev A and a Site Set Up Plan. The CEMP includes details of the construction process; measures, management and control processes; environmental impact measures; and a construction worker travel plan.

The HDC Environmental Health Officer have assessed the submission details and following the submission of the Site Set Up Plan, consider them to be satisfactory to address the requirements of condition 3 and therefore raise no objection to the discharge of condition 3.

The Ecological consultant has also reviewed the CEMP and following revisions to the section 4.8 and appendix 2 to detail measures to reduce impacts of biodiversity features, are now satisfied that the application meets the requirements of condition 3 and should be discharged.

The WSCC Highways have reviewed the CEMP and Site Set up Plan and are satisfied that the details required under condition 3 have been addressed. Accordingly, WSCC Highways raise no objection to the discharge of condition 3.

Officers concur with the HDC Environmental Health Officer, Ecologist and WSCC Highways and consider the submitted information is sufficient to meet the requirements of condition 3.

The requirements of condition 3 have been satisfied and can be discharged.

Recommendation: Permit application

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/24/0064
(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 statement	Construction Environmental Management Plan Rev A		29.05.2024
Plan	Site Set Up Plan	CRL : 20083SW : 202	29.05.2024
Plan	Soft Landscaping Plan	JBA21420-01	29.05.2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 12/06/2024

Authorising Officer sign/initial Adrian Smith Date: 13/06/2024