Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0137
Sumners Pond Fishery And Campsite, Chapel Road, Barns Green, West Sussex, RH13 0PR

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/21/2697

RELEVANT PLANNING HISTORY:

DC/21/2697	Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.	Application Permitted on 06.10.2023

PLANNING ASSESSMENT
Planning Application DC/21/2697 was granted consent on 06.10.2023. This permission was for the following:

'Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system'.

Consent is sought to discharge the details reserved by condition 3.

Condition 3: CEMP

Pre-Commencement Condition: The development hereby approved shall not 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).

The 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).

The current application seeks an amendment to the approved Construction Environment Management Plan (CEMP) details previously granted under planning ref: DISC/23/0217 on the 06.03.2024.

The current discharge of conditions application (DISC/24/0137) seeks to replace the previous CEMP plan (010-254) with a revised CEMP plan (010-254 REV A). The amendments incorporate an additional 'temporary Sales and Marketing Visitor Unit' to the west side of the parking area (which itself remains as previously approved), the location of the sales and marketing visitor unit is as indicated in red and noted on the submitted plan. The temporary building will be single storey with parking provision remaining part of the previously indicated area.

The supporting document 'Cemp Transport Management Plan - Rev B' remains as previously approved under DISC/23/0217 and is not subject to any amendments. It has been resubmitted for completeness.

WSCC Highways have been consulted and have advised that the details as submitted are considered to be acceptable and satisfies the requirements of Condition 3.

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/24/0137
(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	Construction Transport Management Plan Rev B (05/03/2024)	Rev B	05.06.2024
Supporting Docs	Planning Statement		05.06.2024
Details plan	Construction Management Plan	010-254 REV A	05.06.2024

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 20/08/2024

Authorising Officer sign/initial Adrian Smith Date: 23/08/2024