Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0271
Reservoir Field, Field Place Estate, Byfleets Lane, Broadbridge Heath, West Sussex, RH12 3PB

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3, 4, 5 and 6 to approved application DC/24/0220

RELEVANT PLANNING HISTORY:

DC/24/0220	Deposit of topsoil and chalk for biodiversity and agricultural improvement with improved access.	Application Permitted on 11.10.2024

PLANNING ASSESSMENT
Planning Application DC/24/0220 was granted consent on 11.10.2024. This permission was for the following:

'Deposit of topsoil and chalk for biodiversity and agricultural improvement with improved access'.

Consent is sought to discharge the details reserved by conditions 3,4,5,and 6.

One letter of objection has been received raising concern over heavy digging taking place on the site in the early hours.

Condition 3: CEMP

Pre-Commencement Condition: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

- ***the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)***
- ***the provision of wheel washing facilities (if necessary) and dust suppression facilities***
- ***the anticipated number, frequency and types of vehicles used during construction,***
- ***the method of access of vehicles during construction,***
- ***the parking of vehicles by site operatives and visitors,***
- ***the loading and unloading of plant, materials, and waste,***
- ***the storage of plant and materials used in construction of the development,***
- ***the erection and maintenance of security hoarding,***
- ***the provision of wheel washing facilities and other works required to mitigate the***
- ***impact of construction upon the public highway (including the provision of temporary***
- ***Traffic Regulation Orders),***
- ***details of public engagement both prior to and during construction works.***

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and in the interests of highway safety during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).The requirements of the condition have been satisfied.

WSCC Highways Department have been consulted and have advised that the details submitted by the applicant to address the requirements of condition 3 (dated 22 October 2024) are considered to be acceptable, subject to being carried out as set in the document relating to the following matters:

- The location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil).
- The provision of wheel washing facilities (if necessary) and dust suppression facilities.
- The anticipated number, frequency and types of vehicles used during construction.
- The method of access of vehicles during construction.
- The parking of vehicles by site operatives and visitors.
- The loading and unloading of plant, materials, and waste.
- The storage of plant and materials used in construction of the development.

It has been confirmed by the Applicant that:

- There will be no security hoarding.
- Wheel spinning and wheel washing facilities will be installed before works commence and will be present throughout the whole of the works. Old Guildford Road West is a dead end and there is no need for any traffic control measures. The entrance to the Estate will be via electric gates.
- Public engagement was conducted through the planning process and visits by District councillors and Parish councillors.

The requirements of the condition have been satisfied.

Condition 4: Materials Management Plan

Pre-Commencement Condition: No soils shall be imported or re-used within the development site until the developer has submitted a written Materials Management Plan (MMP) approved by a registered Qualified Practitioner which demonstrates the suitability of the soils for the proposed use. The MMP shall include details of the chemical testing and assessment of the soils. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority. All soil imports shall be in accordance with the approved MMP.

Reason: As this matter is fundamental 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).

The details submitted by the Applicant relating to Condition 4 dated 28 October 2024 have been reviewed by the Council's Environmental Heath team and are considered satisfactory for the purposes of discharging this condition. The site has separately been referred to the Environment Agency by Environmental Heath team to assess whether a U10 exemption is required to import chalk, and to assess whether a permit is required for the spreading of topsoil and whether the end of waste test is met.

The requirements of the condition have been satisfied.

Condition 5: Ecology - Mobile Species PMS

Pre-Commencement Conditions: The development hereby permitted shall not commence until a Mobile Species Precautionary Method Statement has been submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works

to reduce potential impacts to protected species during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

(see below)

The requirements of the condition have been satisfied.

Condition 6: Ecology - LEMP

Pre-Commencement Conditions: The development hereby permitted shall not commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by, the Local Planning Authority. The content of the LEMP shall include the following:
a) Description and evaluation of features to be managed.
b) Ecological trends and constraints on site that might influence management.
c) Aims and objectives of management.
d) Appropriate management options for achieving aims and objectives.
e) Prescriptions for management actions.
f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
g) Details of the body or organisation responsible for implementation of the plan.
h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details."

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

Conditions 5 and 6: The Applicant has submitted a Mobile Species Precautionary Method Statement, and a Landscape and Ecological Management Plan dated the 22 October 2022, to address the requirements of Condition 5 (Ecology - Mobile Species PMS) and Condition 6 (LEMP).

The Council's Ecology Consultants have reviewed the Mobile Species Precautionary Method Statement Landscape and Ecological Management Plan (Riverbank Management Services, October 2024) and Attachments 1 and 2. They have advised that they are satisfied that the submitted information includes the detail required by these conditions and that subject to satisfactory implementation of the details submitted, the discharge of Conditions 5 and 6 is considered acceptable.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is advised to contact the Environment Agency for clarity as to whether a license/permit is required for the importation of the soil.

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/24/0271
(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	Condition 3 Report		23.10.2024
Supporting Docs	Condition 5 and 6 Report		23.10.2024
Supporting Docs	Condition 5 & 6 Report - Attachment 1		23.10.2024
Supporting Docs	Condition 5 & 6 Report - Attachment 2		23.10.2024
Supporting Docs	Condition 4 Report		23.10.2024

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

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 23/01/2025

Authorising Officer sign/initial Adrian Smith Date: 23/01/2025