



**TO:** Planning Committee North

**BY:** Development Manager

**DATE:** 1 August 2017

**DEVELOPMENT:** Approval of Details reserved by conditions 6 and 10 to approved application DC/16/1844

**SITE:** Broadbridge Heath Sports Centre Wickhurst Lane Broadbridge Heath Horsham West Sussex RH12 3YS

**WARD:** Broadbridge Heath

**APPLICATION:** DISC/17/0232

**APPLICANT:** **Name:** Mr Brian Elliott **Address:** Horsham District Council, Parkside Chartway Horsham RH12 1RL

**REASON FOR INCLUSION ON THE AGENDA:** The application relates to conditions applied to an approved planning application made by this Council.

**RECOMMENDATION:** To approve the details submitted in respect of conditions 6 and 10 of DC/16/1844 subject to no objection from Southern Water.

**1. THE PURPOSE OF THIS REPORT**

To consider the planning application.

**DESCRIPTION OF THE APPLICATION**

1.1 Members will recall that at the 1 November 2016 meeting of the Planning Committee North planning permission was granted for the redevelopment of the Broadbridge Heath Leisure Centre under Planning Application DC/16/1844. The permission was for the following:

‘Demolition of existing leisure centre and associated facilities, demolition of existing Bowls Club canopy and existing external sports pitches. Erection of new 2- storey leisure centre with associated parking, landscaping and facilities. Retention of part of the Tube as a multi use sports area.’

1.2 This application seeks to agree the details reserved by conditions 6 and 10 of the planning permission. Condition 6 relates to the submission of a Construction Environment Management Plan to be agreed prior to works commencing.

1.3 Condition 10 seeks to agree a drainage strategy detailing the proposed means of foul and surface water drainage prior to works commencing.

**DESCRIPTION OF THE SITE**

1.4 The site lies within the built-up area of Broadbridge Heath and comprises the existing Broadbridge Heath Leisure Centre and Multi-Use Games Areas (MUGAs) adjacent to the east

- 1.5 The southern boundary adjoins the land being developed for sports pitches as part of the adjacent Wickhurst Green housing development. The northern boundary adjoins the access road to the Indoor Bowls Centre and adjacent Tesco car park, with the Indoor Bowls Centre to the east and A24 beyond. A running track and stands sits to the west which is to be retained.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

#### **National Planning Policy Framework**

#### **Horsham District Planning Framework (HDPF 2015)**

- Policy 1 (Strategic Policy: Sustainable Development)
- Policy 24 (Strategic Policy: Environmental Protection)
- Policy 31 (Green Infrastructure and Biodiversity)
- Policy 32 (Strategic Policy: The Quality of New Development)
- Policy 33 (Development Principles)
- Policy 35 (Strategic Policy: Climate Change)
- Policy 37 (Sustainable Construction)
- Policy 38 (Strategic Policy: Flooding)
- Policy 39 (Strategic Policy: Infrastructure Provision)
- Policy 40 (Sustainable Transport)
- Policy 41 (Parking)
- Policy 42 (Strategic Policy: Inclusive Communities)
- Policy 43 (Community Facilities, Leisure and Recreation)

### RELEVANT NEIGHBOURHOOD PLAN

None

### PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/16/1844	Demolition of existing leisure centre and associated facilities, demolition of existing Bowls Club canopy and existing external sports pitches. Erection of new 2- storey leisure centre with associated parking, landscaping and facilities. Retention of part of the Tube as a multi-use sports area.	Application Permitted on 15.11.2016
------------	---	-------------------------------------

## 3. OUTCOME OF CONSULTATIONS

### INTERNAL CONSULTATIONS

- 3.1 **HDC Environmental Health:** No objection.
- 3.2 **HDC Drainage Engineer:** No objection.

### OUTSIDE AGENCIES

- 3.3 **WSCC Highways:** No objection.
- 3.4 **Southern Water:** Comment

Southern Water cannot recommend the discharge of condition 10 as the final discharge points to the public sewer has not been indicated.

## PUBLIC CONSULTATIONS

3.5 **Broadbridge Heath Parish Council:** Have considered and make no comment.

## 4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

## 5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

## 6. PLANNING ASSESSMENTS

6.1 At its meeting on 1 November 2016, Members resolved to grant planning permission for the re-development of the Leisure Centre, comprising first the construction of a new Leisure Centre on the site of the MUGAs followed by the demolition of the existing Leisure Centre building to provide 175 parking spaces. Permission was granted subject to a number of conditions, two of which (Conditions 6 & 10) required the submission and agreement of details prior to works commencing.

### Condition 6:

6.2 This conditions states:

'No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing 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.

Reason: In the interests of highway safety and the amenities of the area.'

6.3 A detailed Construction Phase Health and Safety Plan (CPHSP) has been submitted including site logistics plans for each phase of the construction and demolition period. The secure site compound is to be on the MUGA land between the existing Leisure Centre building and the Bowls Centre, tightly focussed around the construction site. The CPHSP anticipates that 3-4 lorries will access the site per day, which can only be via the single site entry point to the north from the A264. Details of site operatives and community consultation are detailed within the CPHSP.

- 6.4 Environmental Health and the West Sussex County Council Highways department have raised no objection to the Construction Environment Management Plan (CEMP) submitted. The requirements of the condition are therefore considered to have been satisfied.

Condition 10:

- 6.5 This conditions states:

Development shall not commence until a drainage strategy detailing the proposed means of foul and surface water drainage and an implementation timetable has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include details of the proposed Sustainable urban drainage systems (SuDS) scheme, providing details of its future and ongoing maintenance. The drainage designs should clearly demonstrate that the surface water runoff generated up to and including the 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event.

The scheme shall be carried out in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to protect water quality and to ensure the future maintenance of the surface water drainage system to comply with the NPPF and policy 38 of the Horsham Development Planning Framework 2015.'

- 6.6 A detailed strategy including for maintenance has been submitted. The strategy provides for a mix of permeable paving and an attenuation tank to ensure no flooding occurs for up to the 1 in 100 year 6 hour storm event.
- 6.7 Environmental Health officers and the HDC Drainage Engineer have raised no objection to the details submitted. However, Southern Water are not able to agree the discharge of this condition until the links to the public sewer have been clarified. Southern Water have not identified any capacity issue with the sewer therefore this matter is procedural Subject to no objection being raised by Southern Water once the links have been clarified, the requirements of the condition will have been satisfied.

## **7. RECOMMENDATIONS**

- 7.1 It is recommended that the submitted details be approved subject to no objection from Southern Water.

Background Papers: DC/16/1844 & DISC/17/0232