



Horsham
District
Council

ADDENDUM TO PLANNING COMMITTEE REPORT

TO: Planning Committee North

BY: Head of Development

DATE: 05 September 2017

DEVELOPMENT: Outline application (all matters reserved except for access) for proposed residential development of 4 dwellings and associated works.

SITE: Former Swallowfields Nursery Church Road Mannings Heath West Sussex RH13 6HY

WARD: Nuthurst

APPLICATION: DC/17/1158

APPLICANT: **Name:** Bayleaf Homes Ltd **Address:** c/o Agent, 63A Ship Street, Brighton, BN1 1AE

1. PURPOSE OF THIS ADDENDUM

To provide an update following receipt of additional objection letters and consultation responses. This addendum should be read in conjunction with the Planning Committee Report.

2. OUTCOME OF CONSULTATIONS

INTERNAL CONSULTATIONS

- 2.1 **WSCC Highways:** No Objection, subject to imposition of conditions relating to vehicle parking and turning, access, visibility splays, safety audit recommendations, and Construction Management Plan.
- 2.2 **Environmental Health and Licensing:** No Objection, subject to imposition of condition in respect of contamination.
- 2.3 **Ecology:** No Objection

OUTSIDE AGENCIES

- 2.4 **Natural England:** No Objection

PUBLIC CONSULTATION

- 2.5 **Nuthurst Parish Council:** Following the receipt of additional comments, no objection is raised.
- 2.6 An additional 3 letters of objection have been received from two separate households, and these can be summarised as follows:
- Poor location for residential development
 - Development would result in suburbanisation of the rural area
 - Layout of the site does not consider ecological corridors
 - Proposal fails to give adequate protection to existing trees and woodland
 - Housing size is inappropriate and does not meet local need
 - Access arrangements are inadequate
 - Insufficient ecology reports have been submitted which have been undertaken at a sub-optimal survey season and are incomplete
 - Illustrative plan suggest significant site clearance with limited space left for compensatory planting
 - Queries raised whether refuse vehicles can utilise the access driveway, particularly when meeting other vehicles in the passing lane
 - Overlooking from plot 3 to Swallowfield House, and additional air and noise pollution caused by cars and garages
 - Drainage issues caused by position of foul sewer drain serving Swallowfield House

3. **OFFICER COMMENTS**

- 3.1 The application is in outline form, with the design, layout, scale and landscaping reserved for later consideration.
- 3.2 The consultation responses and objections received have raised no further issues to that addressed within the Planning Assessment (paragraphs 6.1 – 6.39) of the Planning Committee Report.
- 3.3 The updated consultation response from WSCC Highways has suggested a number of conditions in respect of the access, and it is considered that these are reasonable and necessary to support the proposed development.
- 3.4 The consultation response from Environmental Health has also suggested a contamination condition to investigate and remediate potential contamination. It is considered that this is reasonable and necessary to support the proposed development.

4. **ADDITIONAL CONDITIONS**

- 1 No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety and in accordance with Policy 41 of the Horsham District Planning Framework (2015).

- 2 No part of the development shall be first occupied until visibility splays of 2.4 metres by 30 metres south and 2.4 metres by 59m north have been provided at the site vehicular access onto Church Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and in accordance with Policy 41 of the Horsham District Planning Framework (2015).

- 3 No development shall commence until such time as revised plans and details incorporating the recommendations given in the Stage 1 Road Safety Audit and accepted in the Designers Response have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of road safety and in accordance with Policy 41 of the Horsham District Planning Framework (2015).

- 4 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),
- measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security,
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the surrounding area in accordance with Policies 33 and 41 of the Horsham District Planning Framework (2015).

5 No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) 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.

- (b) An intrusive site investigation scheme, based on (a) 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.
- (c) The intrusive site investigation results following (b) and, based on these, a detailed method statement, giving full details of the remediation measures required and how they are to be undertaken.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The development shall thereafter be carried out in accordance with the approved details. Any changes to these components require the consent of the local planning authority.

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).

- 6 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: As this matter is fundamental to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 7 No excavated soils shall be re-utilised within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for re-use. 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

Reason: As this matter is fundamental to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).