



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0066

Little Paddock, Hurston Lane, Storrington, Pulborough, West Sussex, RH20 4HH

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/22/1784

RELEVANT PLANNING HISTORY:

DC/22/1784	Erection of 3No. residential dwellings with detached garages on land adjacent to Little Paddock. Creation of vehicular access provided via the existing access onto Hurston Lane.	Application Permitted on 28.07.2023
------------	---	-------------------------------------

PLANNING ASSESSMENT

Planning Application DC/22/1784 was granted consent on 28.07.2023. This permission was for the following:

Erection of 3No. residential dwellings with detached garages on land adjacent to Little Paddock. Creation of vehicular access provided via the existing access onto Hurston Lane.

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

Condition 3:

Pre-Commencement Condition: 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) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

(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 scheme shall be implemented as approved. 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).*

Environmental Health have reviewed the AP Geotechnics Remedial Action Plan Report No. 6120 v3, dated 20.05.26, and are satisfied that parts a to c of condition 3 can be formally discharged.

Part (d) should however remain undischarged until the development is complete, and a verification report has been submitted to the LPA which confirms that the measures detailed in the remedial strategy have been implemented to our satisfaction.

Recommendation: Application Permitted:

Note to Applicant:

The applicant is advised that the discharge of condition notice relates only to parts (a) to (c) of condition 3, and that the remaining part of the condition (d) will require formal discharge at a later date prior to the occupation of the development should the applicant wish to pursue the permission. Accordingly, the discharge of parts (a) to (c) only does not inhibit the applicant's ability to commence the development.

Plans list for: DISC/26/0066

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Block & Location Plan	2.01	25.02.2026
Supporting Statement	Planning Statement		25.02.2026
Supporting Docs	Phase I Environmental Assessment	6033-1	25.02.2026
Supporting Docs	Phase II Geoenvironmental Assessment	6079	25.02.2026
Supporting Docs	Email correspondence with HDC		25.02.2026
Supporting Statement	Remedial Action Plan	6120 v3	20.05.2026

DELEGATED

Case Officer sign/initial Daniel Holmes Date: 01.06.26

Authorising Officer sign/initial RHERMITAGE Date: 09.06.2026