



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0283

Blakers Yard, Worthing Road, Dial Post, Horsham, West Sussex, RH13 8NH,

DESCRIPTION:

Application for Partial Approval of Details Reserved by Condition 14 (contamination verification plan) to approved application DC/20/1869 relating to Plots 1 and 2 only.

RELEVANT PLANNING HISTORY:

DC/20/1869	Variation of Conditions 1 (Plans), 3 (CEMP), 6 (Drainage), 8 (Access), 13 (Splays), 15 (Landscape), 16 (Landscape MP) and 17 (SuDS Verification) of previously approved application DC/17/1000 (Outline Planning Application for the conversion and extension of an existing building to provide 250sqm of flexible commercial floor space (A1 and B1 Use Classes), demolition of other existing buildings and erection of 12 No. dwellings, and associated landscaping and parking. All matters reserved except access) Relating to the location and phasing strategy plan.	Application Permitted on 23.12.2020
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PLANNING ASSESSMENT

Planning Application DC/20/1869 was granted consent on 23 December 2020. This permission was for the following:

Variation of Conditions 1 (Plans), 3 (CEMP), 6 (Drainage), 8 (Access), 13 (Splays), 15 (Landscape), 16 (Landscape MP) and 17 (SuDS Verification) of previously approved application DC/17/1000 (Outline Planning Application for the conversion and extension of an existing building to provide 250sqm of flexible commercial floor space (A1 and B1 Use Classes), demolition of other existing building and erection of 12No. dwellings, and associated landscaping and parking. All matters reserved except access) relating to the location and phasing strategy plan.

Consent is sought to discharge the details reserved by condition 14.

Condition 14:

Pre-Occupation Condition: Prior to the first occupation (or use) of any part of Site B of the development hereby permitted, a contamination verification plan shall be submitted to and approved in writing, by the Local Planning Authority. The verification plan shall provide details of the data collected in order to demonstrate that the works set out in Condition 7 are complete, and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

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).

To satisfy the requirements of this condition, the applicant has submitted two verification letters (ref. SKT/JK/V0925 / SKT/JK/V0925(plot2)) dated 19 August 2026. These letters detail the site visits undertaken as well as contain a series of site photos and testing results. These have been reviewed by the Council's Environmental Health Officer who has advised they contain sufficient information to discharge condition 14.

It should be noted that the information relates to Plots 1 and 2 only and the applicant will be required to submit further information to discharge condition 14 for the remainder of the site.

The requirements of the condition have been partially 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/26/0283

(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	Validation of Plots 1 & 2 at: Blakers Work, Worthing Road, Dial Post, W.Sussex RH13 8NJ	SKT/JK/V0925	21.08.2026
Supporting Docs	Validation of Topsoil within Plots 2 at: Blakers Work, Worthing Rd, Dial Post, W.Sussex, RH13 8NJ	SKT/JK/V0925(plot 2)	21.08.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 07/10/2026

Authorising Officer sign/initial Adrian Smith Date: 07/10/2026