Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0003
Land at 509354 126590, Hilland Road, Billingshurst, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/23/1174

RELEVANT PLANNING HISTORY:

DC/23/1174	Earthworks and soft landscaping to create raised landscaped bunds at the site boundaries.	Application Permitted on 13.12.2023

PLANNING ASSESSMENT
Planning Application DC/23/1174 was granted consent on 13/12/2023. This permission was for the following:
Earthworks and soft landscaping to create raised landscaped bunds at the site boundaries.

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

Condition 3:
Pre-Commencement Condition: No Soils shall be imported 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 the proposed 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 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 submitted information and assessment of soils commits to the soils being imported to the site from the adjacent development site to the north of the site, and furthermore that these soils do not contain any contaminants which would require remediation.

The Council's Environmental Health team requests that confirmation is provided that no soils are to be imported from other sites. Following confirmation having been received (e-mail dated 30th Jan 2024), the requirements of the condition have been satisfied.

Recommendation: Application Permitted

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/24/0003
(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 Statement	Ground Investigation Report	GE18159-GIR-JUN19	09.01.2024
Supporting Docs	Covering letter		09.01.2024
Supporting Docs	e-mail		30.01.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 30.01.2024

Authorising Officer sign/initial Adrian Smith Date: 30/01/2024