Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0066

Land at Sumners Ponds Chapel Road Barns Green West Sussex

DESCRIPTION:
Application for Approval of Details Reserved by Condition 8 (in respect of the land north of PROW ITC/1604/1 only) to approved application DC/21/2697

RELEVANT PLANNING HISTORY:

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|---|---|---|
| DC/21/2697 | Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system. | Application Permitted on 06.10.2023 |

PLANNING ASSESSMENT
Planning Application DC/21/2697 was granted consent on 06.10.2023. This permission was for the following:

Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.

Consent is sought to discharge the details reserved by condition 8.

**Condition 8: Soil Importation**

**Pre-Commencement Condition**: No soils shall be imported or re-used within each phase of 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. Prior to the first occupation (or use) of any part of the development hereby permitted within that phase, a written verification report shall be submitted which demonstrates only soils suitable for the proposed use have been placed. The verification report shall be submitted 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 Council' Environmental Health officer has reviewed the submission and following an update to refer to the Remediation Strategy agreed in the discharge of Condition 8, has raised no objection.

The requirements of the condition have been satisfied.

**Recommendation: Application Refused**

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.

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**Plans list for: DISC/24/0005**
(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 | Planning Statement rev A | | 20.06.2024 |
| Supporting Statement | Phase III Investigation Report | | 05.04.2024 |
| Supporting Statement | Landscape Specification | | 05.04.2024 |

Schedule of plans/documents **not approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| | | | |

**DELEGATED**

Case Officer sign/initial Adrian Smith Date: 20/06/2024

Authorising Officer sign/initial Jason Hawkes Date: 21/06/2024