



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0036

Sir Roberts Farm , Goose Green Lane, Goose Green, West Sussex, RH20 2LW

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3, 4, 5 and 6 to approved application DC/25/0040

RELEVANT PLANNING HISTORY:

DC/25/0040	Demolition of existing dwelling, change of use of land from paddock to residential curtilage, and erection of a replacement four-bed barn style dwelling with detached garage.	Application Permitted on 06.08.2025
------------	--	-------------------------------------

PLANNING ASSESSMENT

Planning Application DC/25/0040 was granted consent on 06.08.2025. This permission was for the following:

Demolition of existing dwelling, change of use of land from paddock to residential curtilage, and erection of a replacement four-bed barn style dwelling with detached garage.

Consent is sought to discharge the details reserved by conditions 3, 4, 5 and 6.

Condition 3:

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved Tree Protection Plan (Duckworths Arboriculture Ltd Sir Roberts Farm TPP 06670 2025 0.2), as well as those off-site whose root protection areas ingress into the site shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with Section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2016 (Priority Habitats & Species).

While this condition is a Pre-Commencement condition, requiring certain works take place prior to development commencing, it does not require the submission of additional details for formal agreement. It is not therefore necessary to formally discharge this condition by way of an application,

but rather the Applicant is reminded to carry out the works in accordance with the approved documents.

Condition 4:

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) - (c) 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 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 (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.*

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 reviewed the Preliminary Risk Assessment and Technical Note, which concluded that the site presented a low contamination risk. Whilst initial concerns were raised regarding potential historic waste disposal activity identified from aerial imagery, resulting in a request for further site investigation and soil testing, Environmental Health has since reviewed the additional information provided by the applicant and revisited the reports. They are now satisfied that the requirements of the condition have been met, and Condition 4 can be formally discharged. The requirements of the condition have therefore been satisfied.

Condition 5:

Pre-Commencement Condition: *The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 4(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4(c), unless otherwise agreed 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).

Environmental Health previously advised that the need for a Remediation Method Statement would depend on the outcome of any further contamination investigations required under Condition 4. As they are now satisfied with the information submitted in relation to land contamination and have agreed that Condition 4 can be discharged, there are no outstanding contamination concerns in this regard. The requirements of the condition have therefore been satisfied.

Condition 6:

Pre-Commencement Condition: *The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:*

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;*
- ii. A description of management responsibilities;*
- iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;*
- iv. Site working hours and a named person for residents to contact;*
- v. Detailed Site logistics arrangements;*
- vi. Details regarding parking, deliveries, and storage;*
- vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;*
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and*
- ix. Communication procedures with the LBL and local community regarding key construction issues - newsletters, fliers etc.*
- x. Details of traffic construction routing to and from the site*

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Local Highway Authority initially reviewed the application and found that the submitted Construction and Environmental Management Plan did not include sufficient details of the construction site layout. They requested a site setup plan showing detailed arrangements. Following submission of the requested site setup plan, the LHA confirmed they are satisfied that adequate construction arrangements have been made and raised no objection to the discharge of the condition.

The CEMP references the ecological mitigation measures secured as part of the planning permission and confirms that these measures will be adhered to during construction. Subject to the approved measures being implemented in full, the Council's Ecologist is satisfied that the requirements of Condition 6 have been met and recommends that the condition be discharged.

Environmental Health initially considered that the submitted Construction Environmental Management Plan lacked sufficient detail and therefore could not support the discharge of the condition. Following review of the updated CEMP and accompanying CEMP Confirmation Letter, and having regard to the scale of the development, Environmental Health is now satisfied that the requirements of the condition have been met.

For these reasons, the requirements of the condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

The Applicant is advised that condition 3 does not require the submission of additional details for formal agreement. It is not therefore necessary to formally discharge this condition by way of an application, but rather the Applicant is reminded to carry out the works in accordance with the approved documents.

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/26/0036

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Land Contamination Preliminary Risk Assessment by Phlorum dated June 2022	9961 Rev0	02.02.2026
Supporting Docs	Technical Note by Phlorum dated 3 December 2025	RS/14441_V3/SC	02.02.2026
Supporting Docs	Cover Letter dated 30 January 2026	NONE	02.02.2026
Supporting Docs	Construction and Environmental Management Plan	NONE	02.02.2026
Supporting Docs	Photos	NONE	02.02.2026
Supporting Statement	Chartered Civil Engineer Letter	NONE	20.07.2026
Site plan	Construction Site Plan	NONE	16.04.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 05/08/2026

Authorising Officer sign/initial Tamara Dale Date: 06/08/2026