Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0148
Development at Threals Farm, Threals Lane, West Chiltington, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 15 and 21 to approved application DC/22/1690

RELEVANT PLANNING HISTORY:

DC/22/1690	Variation of Condition 1 of previously approved application DC/20/0837 (Demolition of agricultural buildings and erection of 5no. dwellings with associated landscaping) to allow for minor material amendments to the approved scheme.	Application Permitted on 17.04.2023

PLANNING ASSESSMENT
Planning Application DC/22/1690 was granted consent on 17.04.2023. This permission was for the following:

Variation of Condition 1 of previously approved application DC/20/0837 (Demolition of agricultural buildings and erection of 5no. dwellings with associated landscaping) to allow for minor material amendments to the approved scheme.

Consent is sought to discharge the details reserved by conditions 15 and 21: -

Condition 15:
Pre-Occupation 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 contamination remediation scheme required and approved under the provisions of condition 4 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, 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)

The submission is accompanied by a letter from Southern Testing (dated 22.05.25) with further documentation from MEC and MB Membranes, additional clarification has also been provided confirming the source of materials. The submitted details are considered sufficient to meet the requirements of the above condition.

Condition 21:
Regulatory Condition: No soils shall be imported or re-used 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. Prior to the first occupation (or use) of any part of the development hereby permitted, 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 details submitted under condition 15 (above) are similarly sufficient to meet the requirements of the above condition, and therefore acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0148
(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	Gas Membrane Installation Validation Report		06.05.2025
Supporting Docs	TOC REMOVAL VALIDATION LETTER REPORT	THF-PPC-00-XX-RP-G-0007	06.05.2025
Supporting Docs	Southern Testing Renediation Verification (part 2)		06.05.2025
Supporting Docs	Southern Testing Remediation Verification (Part 1)	SKT/PJS/V0977	06.05.2025
Supporting Docs	Installation Completion Certificate		06.05.2025
Design & Access Statement	Covering Letter		06.05.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 23.7.25

Authorising Officer sign/initial Guy Everest Date: 25.07.2025