



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0347
Land On Old Forge Close

DESCRIPTION:

Application for Approval of Details Reserved by Condition 6 (a), (b), and (c) to approved application DC/21/0738

RELEVANT PLANNING HISTORY:

DC/21/0738	Erection of a single storey dwelling with associated parking.	Application Permitted on 01.08.2023
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PLANNING ASSESSMENT

Planning Application DC/21/0738 was granted consent on 01.08.2023. This permission was for the following:

Erection of a single storey dwelling with associated parking.

Consent is sought to discharge the details reserved by condition 6 (a),(b) and (c).

Condition 6:

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) - (d) 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, based on (a) 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 (b) and an options appraisal.*
- (d) *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.*

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).

In support of the application, the applicant has submitted a Preliminary Ground Contamination Risk Assessment Report and a Geotechnical Assessment Report, together with revised remediation proposals addressing the comments raised by the Council's Pollution Team during the course of the application.

The Pollution Team has reviewed the submitted information and confirmed that the revised remediation proposals are acceptable. Following the submission of the amended remediation strategy, the Pollution Team confirmed that the requirements of parts (a), (b) and (c) of Condition 6 have been satisfactorily addressed and that development may commence. The consultee advised, however, that the condition should not be fully discharged until evidence has been submitted demonstrating that the approved remediation measures have been implemented on site, in accordance with part (d) of the condition.

As such, it is considered appropriate to discharge Condition 6(a), (b) and (c) only. Part (d) of Condition 6 will remain in force until the Local Planning Authority has received and approved the verification report confirming that the agreed remediation measures have been fully implemented.

Recommendation: Application Permitted

Note to Applicant

The applicant is advised that this notice relates only to the discharge of parts (a), (b) and (c) of condition 6. Part (d) of condition 6 will require formal discharge prior to the occupation of the development and will be continued to be monitored by the Local Planning Authority. However, this does not inhibit the applicant's ability to commencement the development.

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/25/0347

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Preliminary ground contamination risk assessment report	NONE	07.11.2025
Supporting Statement	Geotechnical Assessment Report	NONE	07.11.2025
Supporting Statement	Contamination and RS Report	P17583 R17054	16.07.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 16.07.2026

Authorising Officer sign/initial RHERMITAGE Date: 17/07/2026