



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0095

Dial Post Developments, Worthing Road, Dial Post, West Sussex,

DESCRIPTION:

Approval of details reserved by condition(s) 15 (hard & soft landscaping) and 16 (Landscape Management Plan) (Site B only) and part approval of condition 14 (Contamination Verification Plan) (plots 1 and 2 only) to approved application DC/20/1869.

RELEVANT PLANNING HISTORY:

DC/20/1869	Variation of Conditions 1 (Plans), 3 (CEMP), 6 (Drainage), 8 (Access), 13 (Splays), 15 (Landscape), 16 (Landscape MP) and 17 (SuDS Verification) of previously approved application DC/17/1000 (Outline Planning Application for the conversion and extension of an existing building to provide 250sqm of flexible commercial floor space (A1 and B1 Use Classes), demolition of other existing buildings and erection of 12 No. dwellings, and associated landscaping and parking. All matters reserved except access) Relating to the location and phasing strategy plan.	Application Permitted on 23.12.2020
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PLANNING ASSESSMENT

Planning Application DC/20/1869 was granted consent on 31 December 2020. This permission was for the following:

Variation of Conditions 1, 3, 6, 8, 13, 15, 16 and 17 of previously approved application DC/17/1000 (Outline Planning Application for 250sqm of flexible floor space, demolition of existing buildings and erection of 12No dwellings with associated landscaping and parking.

Consent is sought to discharge the details reserved by conditions 15, 16 (Site B only) and part approval of condition 14 (Plots 1 and 2 only).

Condition 14:

Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the development hereby permitted, a contamination verification plan shall be submitted to and approved, in writing, by the Local Planning Authority. The verification plan shall provide details of the data collected in order to demonstrate that the works set out in Condition 7 are complete, and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

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).

To satisfy the requirements of this condition, the applicant has submitted an updated Verification Letter (ref. SKT/JK/V0925 REV 01) dated 20 May 2026 as well as an email response to questions posed by the Council's Environmental Health Officer following initial consultation dated 21 May 2026. This information has been reviewed by the Council's Environmental Health Officer who continues to advise that they are unable to recommend discharge as there remain points to be addressed. These points are attached as an informative below for the applicant's reference.

Condition 14 cannot be discharged at this time.

Condition 15:

Pre-Occupation Condition: *Prior to the first occupation (or use) of any part of Site A or Site B of the development hereby permitted, full details of the hard and soft landscaping works, insofar as they relate to that Site (including details explaining the long term maintenance of landscaping within Site A only), shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape scheme (pursuant to that Site) shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of that Site. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.*

Reason: *To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).*

To satisfy the requirements of this condition, the applicant has submitted the following plans/documents:

- Soft Landscape Specification – Planting Details (LLD2064-LAN-DWG-300)
- Detailed Planting Plan 1 of 2 (LLD2064-LAN-DWG-200-03)
- Detailed Planting Plan 2 of 2 (LLD2064-LAN-DWG-201-04)
- General Arrangement Drawing (LLD2064-LAN-DWG-100-04)
- Root Barriers Plan (LLD2064-LAN-DWG-310)
- Root Barriers Plan Detailed (LLD2024-LAN-DWG-311)
- Landscape Management Plan (REV 4)
- Soft Landscape Spec (REV 3)
- Hard Landscaping Schedule (REV 2)

These have been reviewed by the Council's Landscape Architect who has advised that they are satisfied with the information provided. They have advised that the tree ties should be removed upon successful establishment or after 4 years of planting however, they have deemed this a minor point and it will therefore be added as an informative.

The requirements of the condition have been satisfied with regard to Site B.

Condition 16:

Pre-Occupation Condition: *Prior to the first occupation (or use) of any part of Site B of the development hereby permitted, a Landscape Management Plan relating to that Site (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas, shall have been submitted to and approved in writing by the Local Planning Authority. The landscape areas*

shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

To satisfy the requirements of this condition, the applicant has submitted a Landscape Management Plan (REV 4) which has been reviewed by the Council's Landscape Architect. They have advised they are satisfied with the amendments made and consider it sufficient to enable discharge of condition 16.

The requirements of the condition have been satisfied with regard to Site B.

Recommendation: Split Decision

The details relating to Conditions 15 and 16 (Site B) are acceptable and **APPROVED**.

The details relating to Condition 14 (Plots 1 & 2) are unacceptable and **REFUSED**.

NOTE TO APPLICANT

Environmental Health have reviewed the Southern Testing report dated 20.05.26 and the fact that a revised report has been provided is welcomed. There are however still some points that require addressing and have provided further comments on these below:

1. In the context of validation of the depth of imported topsoil we note the comment in the email 'We will ensure that going forwards photographs are taken with a tape to show the depth of topsoil'. With this in mind we have revisited the Southern Testing RMS which makes states that 450mm of clean soil including a minimum of 150mm topsoil will be placed in all garden areas. We therefore need clarification at this stage that sufficient depth of subsoil and topsoil are present in the gardens of Plot 1 and Plot 2. If Southern Testing have any further photos that show the depth of topsoil and subsoil present in these plots we would be happy to review this information, if not then we are of the view that validation pits will need to be dug in the gardens to Plot 1 and Plot 2 to prove the depths of material present.
2. We note the following is stated in the report 'Copies of the laboratory test certificates dated 17th and 21st October 2025 are enclosed'. Whilst a laboratory report for dated 21.10.25 has been provided there are also certificates dated 06.08.25, 03.11.25 and 17.11.25, it is therefore not clear if the laboratory reports provided have been referenced in the main body of the report.
3. We note the comment 'The topsoil along the boundary fence to plot 1 was subsequently removed and replaced'. We appreciate that the sample from material used to infill the excavation was clean it is however not clear if any further validation testing was undertaken to ensure that all the contaminated topsoil had been removed from this area of Plot 1. We would be grateful for further comments in relation to this along with the original chemical test certificate for Plot 1.
4. It is not clear when the photo in plate 5 was taken as no date has been provided - we would be grateful if this can be clarified.
5. It is also not clear which of the chemical test certificates relate to topsoil and which relate to subsoil. From the depths on the certificates we have an idea of which ones relate to topsoil and which ones relate to subsoil, we would however be grateful for clarity in the report on this.
6. We note that there is a test certificate dated 13.08.25 for a sample called 'Batch No 12' we have however been unable to find any commentary in relation to 'Batch No 12' in the main report.

7. The material transfer notes have been provided which is welcomed, we note however that two of the material transfer notes are dated 12.12.25 and given the dates on the laboratory certificates it is therefore not clear if this material imported in December 2025 has been chemically validated.

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/26/0095

(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
Plans	Soft Landscape Specification - Planting Details	LLD2064-LAN-DWG-300 REV 01	18.05.2026
Plans	Root Barriers Plan	LLD2064-LAN-DWG-310 REV 00	18.05.2026
Plans	Root Barriers Plan Detailed	LLD2064-LAN-DWG-311 REV 00	18.05.2026
Supporting Statement	Landscape Management Plan	LLD2064-LAN-REP-001-04 REV 04	18.05.2026
Supporting Statement	Hard Landscape Schedule	LLD2064-LAN-SCH-100-02 REV 02	18.05.2026
Supporting Statement	Soft Landscape Specification	LLD2064-LAN-SPE-001-03 REV 03	18.05.2026
Plans	General Arrangement Drawing	LLD2064-LAN-DWG-100-04 REV 04	18.05.2026
Plans	Detailed Planting Plan 1 of 2	LLD2064-LAN-DWG-200-03 REV 03	18.05.2026
Plans	Detailed Planting Plan 2 of 2	LLD2064-LAN-DWG-201-04 REV 04	18.05.2026

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

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Verification letter	SKT/JK/V0925	19.03.2026
Supporting Statement	Verification letter	SKT/JK/V0925 REV 01	21.05.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 10/06/2026

Authorising Officer sign/initial Adrian Smith Date: 11/06/2026