Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0131
Land North of Horsham, Old Holbrook, Horsham, West Sussex,

DESCRIPTION:
Approval of details reserved by condition 18(c) and (d) Remediation Strategy and Verification Plan to approved application DC/16/1677 (Moat Road Extension, Phase 1)

RELEVANT PLANNING HISTORY:

DC/16/1677	Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure	Application Permitted on 01.03.2018
DC/19/0984	Non material amendments to approved application DC/16/1677 (the North Horsham Development site) for amendments to the wording of conditions 5,7,8,9,11,12,13,14,16,17,18,19,22,28, 31 & 54 and the introduction of a new condition to enable the Principal Access Works to come forward	Application Permitted on 12.06.2019
DC/21/0181	Non Material Amendment to condition 2 of DC/16/1677 (Outline planning permission for Land North of Horsham strategic site) to amend all parameter plans.	Application Permitted 12.03.2021

PLANNING ASSESSMENT
Consent is sought to discharge the details reserved by condition 18 parts (c) and (d) (Remediation Strategy and Verification Plan) for the Moat Road Extension within Phase 1. The wording condition relates to the amended wording approved under DC/19/0984.

Condition 18: Pre-Commencement Condition: Prior to the commencement of development within each Reserved Matters Area the following components of a scheme to deal with the risks associated with the contamination of the relevant Reserved Matters Area shall be submitted to and approved, in writing, by the Local Planning Authority.
a) A preliminary risk assessment which has identified:
i. All previous uses
ii. Potential contaminants associated with those uses
iii. A conceptual model of the relevant Reserved Matters Area indicating sources, pathways and receptors
iv. Potentially unacceptable risks arising from contamination within the relevant Reserved Matters Area
b) A site investigation scheme based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected including those off site.
c) An options appraisal and remediation strategy based on the site investigation results and the detailed risk assessment (a and b, above) and giving full details of the remediation measures required and how they are to be undertaken.

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.
The scheme shall be implemented in accordance with the approved details.

Reason: As this matter is fundamental to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

To comply with the requirements, a Ground Condition Assessment, Remediation Strategy and Verification Plan has been submitted. This is in relation to the Moat Road Extension approved under DC/24/0446 within Phase 1. The requirements relate to parts (c) and (d) of the condition. Parts (a) and (b) were approved under DISC/19/0167.

The HDC Environmental Health Officer has commented that the details are acceptable and that the requirements of the condition have been satisfied.

Water Neutrality

On 14 September 2021, the Council received a Position Statement from Natural England. Information collected by Natural England shows that water abstraction for drinking water supplies is having a negative impact on the wildlife sites in the Arun Valley. They have advised that any new development that takes place must not add to this negative impact.

This application seeks to approve details reserved by a condition. As a 'pre-commencement condition', the wording of the condition is considered a 'conditions precedent'. The works proposed under this application are an extension to a road, where there will be no water usage. Therefore, the Council as Competent Authority under its duties imposed by the Habitat Regulations has therefore 'screened out' this application for water neutrality purposes. No adverse effects on the Arun Valley habitat sites will therefore occur.

Recommendation: Application Permitted

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.

Plans list for: DISC/25/0131
(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	Ground Condition Assessment, Remediation Strategy and Verification Plan at Proposed Moat Road Extension		17.04.2025

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 03.07.2025

Authorising Officer sign/initial Adrian Smith Date: 03/07/2025