

Planning Statement

Applicant: Ms Claire Holloway
Address: Moralee Farm Haglands Lane West Chiltington Pulborough
Title: Erection of a rural workers dwelling and agricultural building.
Ref. No.: DC/22/2322 [\[weblink\]](#)

Granted: 18th July 2023

This application has been prepared on behalf of the applicant and owner of the site. An application for development was originally submitted / validated on 15th December 2022 and conditional approval was granted on 18th July 2023.

This application provides information in support of discharging the following conditions:

3 - Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Responding to this condition we submit the following information:

1. 00311 - E01 - Proposed Drainage Layout
2. Southern Water Asset Plan

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) - (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).

Responding to this condition we submit the following information:

Land survey and contamination report prepared by Castledine Environmental

1. 4010D P1 EDC - Pulborough
2. 4010D Appendix A
3. 4010D Appendix B
4. 4010D Appendix B (a)

14 - Regulatory Condition: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Responding to this condition we submit the following information:

1. Proposed scheme for external lighting prepared by Fagerhault
2. Moralee Farm West Chiltington Rev 4