Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0065
Mowbray Development Site, Community Centre, Old Holbrook, Horsham, West Sussex,

DESCRIPTION:
Approval of details reserved by conditions 18C and 18D (land contamination reports) to approved application DC/16/1677 (Community Centre Land).

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
Planning Application DC/16/1677 was granted consent on 01.03.2018. Consent is sought to discharge the details reserved by condition 18C & 18D of DC/16/1677 (land contamination reports) relating to the Community Centre land within Phase 1. The details relate to the wording of the conditions as amended by the non-material application (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).

A site-wide Preliminary Risk Assessment Review & Preliminary Site Investigation Scope were submitted in June 2019 to discharge parts a) and b) of Condition 18 and subsequently approved (LPA reference DISC/19/0167). To comply with the requirements of parts c) and d) of condition 18, relating to the Community Centre Land, the applicant has submitted a ground appraisal report and ground gas assessment. With the benefit of additional information, the HDC Environmental Health officer has commented that the details are acceptable. 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 pre-commencement condition. The Council as Competent Authority under its duties imposed by the Habitat Regulations has 'screened out' this application for water neutrality purposes with water neutrality to be addressed at RM stage within each development parcel. 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/25/0065
(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	Ground Appraisal Report	NONE	26.02.2025
Supporting Docs	Addendum Ground Gas Assessment	NONE	26.02.2025
Supporting Docs	EMAIL FROM APPLICANTS	NONE	24.04.2025

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 13.05.2025

Authorising Officer sign/initial Adrian Smith Date: 13/05/2025