



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0214

15 Fairfield Cottages, Cowfold, Horsham, West Sussex, RH13 8BL

DESCRIPTION:

Application for Approval of Details Reserved by Condition 12 (Remediation Scheme) to approved application DC/26/0097 (Removal of Condition 15 of previously approved application DC/22/2010).

RELEVANT PLANNING HISTORY:

DC/22/2010	Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.	Application Permitted on 15.01.2025
DC/26/0097	Removal of Condition 15 of previously approved application DC/22/2010 (Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 beds houses with associated external works and landscaping) relating to water neutrality.	Application Permitted on 06.03.2026

PLANNING ASSESSMENT

Planning Application DC/26/0097 was granted consent on 06 March 2026. This permission was for the following:

Removal of Condition 15 of previously approved application DC/22/2010 (Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping) relating to water neutrality.

Consent is sought to discharge the details reserved by condition 12.

Condition 12:

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 9(b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 8(b), unless otherwise agreed in writing by 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).

To satisfy the requirements of this condition, the applicant has submitted a Verification Report (ref. R17250 1) following the completion of the remediation works at the site which provides a summary of the investigation and assessment works undertaken and records of verification inspections/testing

Authorising Officer sign/initial Adrian Smith Date: 27/08/2026