Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0173
Land at Old Forge Close, Faygate, Horsham, West Sussex, RH12 4QG

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 2, 3, 4, 5, 6 & 7 to approved application DC/21/0738

RELEVANT PLANNING HISTORY:

DC/21/0738	Erection of a single storey dwelling with associated parking.	Application Permitted on 01.08.2023

PLANNING ASSESSMENT

Planning Application DC/21/0738 was granted consent on 01.08.2023. This permission was for the following:

Erection of a single storey dwelling with associated parking.

Consent is sought to discharge the details reserved by conditions 2, 3, 4, 5, 6, and 7.

Condition 2:

Pre-Commencement Condition*: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.*

i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)

ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Applicant has submitted a CEMP by Telbridge Properties Limited.

Following consultation with WSCC Highways, the Site Set-Up details provided within the CEMP document are considered acceptable, and the requirements of the condition have been satisfied.

Condition 3:

Pre-Commencement Condition*: The development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:*

i. An introduction consisting of a description of the construction programme, definitions and abbreviations and project description and location;

ii. Details of how residents will be advised of site management contact details and responsibilities;

iii. Detailed site logistics arrangements (to include details shown on a plan), including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil);

iv. Details regarding parking or site operatives and visitors, deliveries, and storage (to include details shown on a plan).

v. The method of access to and from the construction site;

vi. The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc;

vii. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination;

viii. Locations and details for the provision of wheel washing facilities and dust suppression facilities (to include details shown on a plan).

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

The Applicant has submitted a CEMP by Telbridge Properties Limited.

Following consultation with WSCC Highways, the details provided within the CEMP document are considered acceptable. The requirements of the condition have therefore been satisfied.

Condition 4:

***Pre-Commencement Condition**: No development shall commence until a Great Crested Newt Risk Avoidance Method Statement, prepared by a suitably qualified ecologist (and preferably a member of CIEEM) has been submitted to and approved by the Local Planning Authority in writing. The approved provisions shall be implemented before development commences and shall thereafter be retained and maintained in accordance with the approved details.*

Reason: As this matter is fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

The Applicant has submitted a Great Crested Newt Risk Avoidance Method Statement by CT Ecology dated March 2024.

Following consultation with the Council's Ecologist, the details provided within the Great Crested Newt Risk Avoidance Method Statement are considered acceptable. The requirements of the condition have therefore been satisfied.

Condition 5:

***Pre-Commencement Condition**: No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

a) Purpose and conservation objectives for the proposed enhancement measures;

b) detailed designs to achieve stated objectives;

c) locations of proposed enhancement measures by appropriate maps and plans;

d) persons responsible for implementing the enhancement measures;

e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

The Applicant has submitted a Biodiversity Enhancement Strategy by CT Ecology dated March 2024.

Following consultation with the Council's Ecologist, the details provided within the Biodiversity Enhancement Strategy are considered acceptable. The requirements of the condition have therefore been satisfied.

Condition 6:

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).

The Applicant has submitted a Contamination Risk Management Plan. Following review by the Council's Environmental Health Officer, this document does not appear to have been written by a suitably competent and experienced environmental consultant, and does not contain the required level of detail, as outlined within current British Standards and technical guidance in relation to land contamination. As such, it is considered that insufficient information has been provided to discharge condition 6.

Condition 7*:*

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.*

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

No details have been provided with respect a schedule of materials. As such, insufficient information has been provided to discharge condition 7.

Recommendation: Split Decision

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/25/0173
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Biodiversity Enhancement Strategy by CT Ecology dated 26.03.2024	24010	02.06.2025
Supporting Docs	Construction Environmental Management Plan by Telbridge Properties Limited		08.09.2025
Supporting Docs	Great Crested Newt Scoping Report and Great Crested Newt Reasonable Avoidance Measures Method Statement by CT Ecology dated 27.03.2024	24010	02.06.2025

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

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Geotechnical Assessment Report by Ashdown Site Investigation Limited dated 14.11.2023	P16323/R15953	02.06.2025
Supporting Docs	Contamination Risk Management Plan by Telbridge Properties Limited dated 09.09.2025	NONE	12.09.2025

DELEGATED

Case Officer sign/initial	Tamara Dale	Date:	29.09.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	30.09.2025