Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0119
Tesco Express, Redkiln Way, Horsham, West Sussex, RH13 5QH

DESCRIPTION:
Approval of details reserved by conditions 3 and 4 to approved application DC/25/0029

RELEVANT PLANNING HISTORY:

DC/25/0029	Replacement of existing fuel tanks, fills, pipework and forecourt with alterations to existing parking arrangements.	Application Permitted on 24.03.2025

PLANNING ASSESSMENT
Planning Application DC/25/0029 was granted consent on 24.03.2025. This permission was for the following:

Replacement of existing fuel tanks, fills, pipework and forecourt with alterations to existing parking arrangements.

Consent is sought to discharge the details reserved by conditions 3 and 4.

Condition 3:
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) An intrusive site investigation scheme, based on the findings and recommendations contained within the Preliminary Risk Assessment by WSP reference UK0028658.8970 - UK-PRA dated October 2024 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.*
> *(b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and an options appraisal.*
> *(c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (b) 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).

A Generic Quantitative Risk Assessment was submitted in support of this application. Following consultation with the Council's Environmental Health Officers, no objection was raised with regards to the contamination matters on the site. The requirements of the condition have been satisfied.

Condition 4:
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. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.*

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).

A Planning Statement, Construction Method statement, Dust and Traffic Management plans were submitted as part of this application. Environmental Health were consulted and requested additional information. An amended Dust Management Plan was submitted and reviewed by Environmental Health. The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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/25/0119
(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	Construction Method Statement		08.05.2025
Supporting Docs	Dust Management Plan Rev A		04.04.2025
Supporting Docs	Generic Quantitiavtive Risk Assessment		04.04.2025
Supporting Docs	Traffic Management Plan		04.04.2025
Supporting Docs	Planning Statement		04.04.2025

DELEGATED

Case Officer sign/initial	Meg Bayliss	Date:	29/05/2025
Authorising Officer sign/initial	RHERMITAGE	Date:	30.05.2025