Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0192
St Crispins Church, Church Place, Pulborough, West Sussex, RH20 1AF

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3, 4 and 5 to approved application DC/23/1361

RELEVANT PLANNING HISTORY:

DC/23/1361	Demolition of existing building and erection of 6no. dwellings with associated access, parking, and landscaping	Application Permitted on 22.05.2025

PLANNING ASSESSMENT

Planning Application DC/23/1361 was granted consent on 22.05.2025. This permission was for the following:

Demolition of existing building and erection of 6no. dwellings with associated access, parking, and landscaping

Consent is sought to discharge the details reserved by conditions 3, 4 and 5: -

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) 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) The intrusive site investigation results following (b) and, based on these, a detailed method statement, 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 where required.

The development shall thereafter be carried out in accordance with the approved details. 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 Phase 1 Desk Study, intrusive site investigation and additional clarification in response to queries raised by the Council's Environmental Health Team regarding the extent of ground investigation, inconsistencies within the exploratory hole records, and the need to establish whether contamination identified at the site has been fully characterised. Following review of the additional information, the Council's Environmental Health Officers are satisfied that the submitted reports adequately address these matters and confirm that the site investigation undertaken to date is sufficient to discharge Part (a) of Condition 3.

However, elevated hydrocarbon contamination identified at WSDP1 requires further investigation to confirm the extent of any contamination, and additional sampling is also required beneath the footprint of the existing building following demolition. As a result, further site investigation, together with a remediation strategy and verification plan, must be submitted and approved before the development progresses beyond demolition and site clearance. On this basis, only Part (a) of Condition 3 is considered suitable for discharge at this stage, with Parts (b), (c) and (d) remaining outstanding pending submission and approval of the additional information prior to occupation. An informative is attached accordingly.

Condition 4:
***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).

The submission includes a detailed foul and surface water drainage strategy, which has developed during the course of this application. The submitted strategy proposes disposal of surface water via infiltration, using a combination of permeable paving and soakaway-based SuDS features, with foul drainage connecting to the public sewer network. Additional ground investigation and infiltration testing has also been undertaken following consultation with the Council's Drainage Officer. Whilst initial testing undertaken in April 2026 indicated that deeper soils were unsuitable for infiltration, further testing of existing soakaways in September 2026 demonstrated successful infiltration within the shallower Head deposits and confirmed that groundwater was not encountered during the investigations. The supplementary information therefore provides evidence that infiltration drainage is feasible on the site and supports the use of soakaways and other SuDS measures as part of the proposed drainage strategy.

The Council's Drainage Officer has requested further information, principally relating to infiltration testing at the precise location and depth of the proposed soakaways, testing during winter conditions, and confirmation that groundwater levels would remain at least 1 metre below the base of the proposed soakaways. In response to these comments, further advice was sought from Sussex Building Control regarding the additional information requested. Sussex Building Control confirmed that compliance with BRE Digest 365 and CIRIA guidance would be required through the Building Regulations process and advised that, whilst further testing and justification may be sought where site-specific risks are

identified, it would not normally interrogate drainage proposals to the same extent as a drainage consultant. It further advised that where pre-construction infiltration testing cannot be undertaken, desktop assessments may be relied upon initially, with site testing undertaken and verified during the construction phase.

Having reviewed the additional infiltration testing and supporting technical information, it is considered that the submission adequately demonstrates the principle and feasibility of infiltration drainage at the site. The additional matters raised by the Drainage Officer relate primarily to the detailed design, verification and implementation of the drainage system rather than whether infiltration drainage is capable of operating on the site in principle. These matters can be appropriately considered through the Building Regulations process, where compliance with BRE Digest 365 and other relevant technical standards would be required. If, however, the proposed method of surface water disposal is subsequently found to be unacceptable through that process, an alternative drainage solution would be required and the condition would need to be discharged again. An informative is therefore attached to this decision notice to advise the applicant accordingly. On this basis, the information submitted is considered sufficient to satisfy the requirements of the condition.

Condition 5:
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
iii submit a management plan setting out the size of vehicles and how they will safely access the site.

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 submitted detail includes a construction transport management plan that indicates the locations of site storage / parking areas and site office. The plan also indicates that vehicular traffic will enter the site via the southern boundary of the site (facing Church Place) and has demonstrated that vehicles 2.7m wide and 11m long can capably enter the site in this way. Further detail was provided on 17.11.2026 that included the location of wheel washing facilities in addition to the storage of stripped topsoil during the early construction phase. WSCC Highways have commented on the proposal, raising no objection to the plan. Officers note that welfare facilities and site storage would be sited away from shared boundaries with neighbouring properties as to avoid short-term amenity harm during the construction phase. With this in mind, the submitted plan as detailed would sufficiently prevent amenity harm to neighbouring properties and is therefore considered sufficient pursuant to condition 5.

Recommendation: Application Permitted

Note to Applicant - Contamination Condition
The applicant is advised that the discharge of condition 3 relates only to part (a) of condition 3, and that the remaining parts of the condition (b-d) will require formal discharge at a later date prior to the occupation of the development should the applicant wish to pursue the permission. Accordingly, the discharge of part (a) only does not inhibit the applicant's ability to commence the development.

Note to Applicant - Surface Water Drainage

The applicant is advised that the discharge of condition 4 relates to the principle of the proposed surface water drainage strategy in planning terms only. Separate approval will be required under the Building Regulations process, including any requirements relating to infiltration testing, groundwater monitoring, soakaway design and drainage performance. Should the approved infiltration-based drainage strategy subsequently be found not to be feasible or acceptable through the Building Regulations process, an alternative drainage solution may be required. In such circumstances, the Local Planning Authority should be contacted to establish whether the submission of further planning information, or a further application to discharge condition, is necessary.

Plans list for: DISC/26/0192
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Greenfield runoff rate estimation tool		19.06.2026
Supporting Docs	Infiltration storage estimate		19.06.2026
Supporting Docs	Public Foul Sewer Diversion Drainage Report		19.06.2026
Supporting Docs	Wavin Soakaway Design		19.06.2026
Plans	Proposed Levels Plan	LDS593/100	19.06.2026
Plans	Proposed Drainage Plan	LDS593/101	19.06.2026
Plans	Pavement construction details	LDS593/103	19.06.2026
Plans	Drainage Construction Details	LDS593/104	19.06.2026
Plans	Drainage Area Plan	LDS593/109	19.06.2026
Supporting Docs	Construction Transport Management Plan [rev A]		17.11.2026
Supporting Docs	MAIN INVESTIGATION REPORT (CONTAMINATION)		06.07.2026
Supporting Docs	Asbestos Report		07.07.2026
Supporting Docs	Phase 1 Desk Study		07.07.2026
Supporting Docs	APPENDIX 1 GROUNDSURE DATA		07.07.2026
Supporting Docs	Further Drainage Information		20.07.2026
Supporting Docs	Summary of Infiltration Investigation Findings		17.11.2026

DELEGATED

Case Officer sign/initial RHERMITAGE Date: 20.11.2026

Authorising Officer sign/initial Guy Everest Date: 27.11.2026