Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0293
Sumners Pond Fishery and Campsite, Slaughterford Farm, Chapel Road, Barns Green, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 8 and 12 to approved application DC/21/2697 in respect of Phase B.

RELEVANT PLANNING HISTORY:

DC/21/2697	Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.	Application Permitted on 06.10.2023.

PLANNING ASSESSMENT
Planning Application DC/21/2697 was granted consent on 06.10.2023. This permission was for the following:

Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.

Consent is sought to discharge the details reserved by conditions 8 and 12.

Condition 8: Soil Importation

Pre-Commencement Condition: No soils shall be imported or re-used within each phase of the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority. Prior to the first occupation (or use) of any part of the development hereby permitted within that phase, a written verification report shall be submitted which demonstrates only soils suitable for the proposed use have been placed. The verification report shall be submitted and approved, 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).

Condition 12: Contamination

Pre-Commencement Condition: With the exception of the demolition and removal of existing buildings and any concrete hardstanding 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 pre-demolition 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) - (c) 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 a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

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 Council's Environmental Health Officer has been consulted and has advised that they have considered the information submitted within the LEAP Environmental Addendum Site Investigation report, dated 18.11.24; LEAP Environmental Remediation Method Statement Issue 3, dated 19.12.24; Phasing Plan – Residential and Commercial Scheme.

The Council are satisfied that conditions 8 and 12 for land within Phase B to the south of the PROW/main access road can be part discharged.

With the exception of ground investigation works no works can take place on land to the south of the PROW/main access that falls within Phase A or Phase C before conditions 8 and 12 have been discharged for these parts of the site. Before works can be commence in Phases A and C details will therefore need to be submitted in a separate discharge of condition application.

NOTE:
The applicant should also be aware that the officers of the Council will not be in a position to recommend pre-occupation condition 29 for discharge until the development is complete and verification reports have been submitted to the Local Planning Authority which details and confirms that all of the measures, as detailed in the above-mentioned Remediation Method Statement, have been adhered to and implemented to our satisfaction.

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/24/0293

(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	Phase III Investigation Report		25.11.2024
Supporting Docs	Addendum Site Investigation dated 18 Nov 24		25.11.2024
Plans	Phasing Plan		25.11.2024
Supporting Docs	Landscape Specification		25.11.2024
Supporting Docs	Remediation Method Statement Issue 3 - LP3662/RMS/Southresi/3 19 December 2024		23.12.2024

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

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 23/12/2024

Authorising Officer sign/initial Adrian Smith Date: 23/12/2024