



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0382

Moralee Farm, Haglands Lane, West Chiltington, West Sussex, RH20 2QS

DESCRIPTION:

Approval of details reserved by conditions 3 and 4 to approved application DC/22/2322.

RELEVANT PLANNING HISTORY:

DC/22/2322	Erection of a rural workers dwelling and agricultural building.	Application Permitted on 18.07.2023
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PLANNING ASSESSMENT

Planning Application DC/22/2322 was granted consent on 18/07/2023. This permission was for the following:

Erection of a rural workers dwelling and agricultural building.

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

Condition 3:

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 drainage layout indicating that foul drainage would connect into an existing Southern Water sewer on Haglands Lane, with surface water draining into on-site attenuation, and then on to an existing outfall pipe. The submitted drainage layout provides a coherent foul and surface water strategy that is capable of meeting the requirements of the condition, demonstrating appropriate gradients, accessible inspection chambers, protective measures, and a SuDS-based attenuation system sized for the 1-in-100-year event plus climate change allowance.

The submitted details are considered acceptable, and it is noted that the development would need to accord with the Building Regulations Part H at the construction stage, with final compliance secured through this separate requirement in addition to obtaining the necessary consents from Southern Water.

Condition 4:

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 submitted Phase 1 Land Contamination Risk Assessment fulfils part (a) of the condition by identifying previous site uses, associated contaminants, and a conceptual site model, and it concludes that no significant contamination risks are present other than radon. The Council's Environmental Health team have confirmed that, based on these findings, no intrusive investigation is required and that parts (a) and (b) of the condition can therefore be discharged, with parts (c) and (d) not applicable. The only mitigation necessary is the incorporation of appropriate radon protection measures during construction, ensuring the development poses no unacceptable risks to human health, controlled waters or the wider environment in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Recommendation: Application Permitted

NOTE TO APPLICANT

The applicant is advised that Southern Water requires a formal application for a connection to the public foul sewer. Further information can be found through: -

<https://www.southernwater.co.uk/building-and-developing/wastewater-services/sewer-connection/>

Plans list for: DISC/25/0382

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		001 REV D	02.12.2025
Supporting Statement	Phase 1 contamination risk assessment	4010D P1 EDC - Pulborough	02.12.2025

Supporting Statement	Planning statement	NONE	02.12.2025
Plans	Southern water asset plan	NONE	02.12.2025
Plans	Proposed drainage layout	00311/E01	02.12.2025

DELEGATED

Case Officer sign/initial Robert Hermitage Date: 11.02.2026

Authorising Officer sign/initial Guy Everest Date: 12.02.2026