Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0219
Development at Threals Farm, Threals Lane, West Chiltington, West Sussex, RH20 2RF,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 15 and 21 to approved application DC/22/1690 (plot 4)

RELEVANT PLANNING HISTORY:

DC/22/1690	Variation of Condition 1 of previously approved application DC/20/0837 (Demolition of agricultural buildings and erection of 5no. dwellings with associated landscaping) to allow for minor material amendments to the approved scheme.	Application Permitted on 17.04.2023

PLANNING ASSESSMENT

Planning Application DC/22/1690 was granted consent on 17.04.2023. This permission was for the following:

Variation of Condition 1 of previously approved application DC/20/0837 (Demolition of agricultural buildings and erection of 5no. dwellings with associated landscaping) to allow for minor material amendments to the approved scheme.

Consent is sought to discharge the details reserved by conditions 15 and 21

Condition 15:

Pre-Occupation Condition*: The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the contamination remediation scheme required and approved under the provisions of condition 4 has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4, unless otherwise agreed 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 21:

Regulatory Condition*: No soils shall be imported or re-used within 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, 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).

The Councils environmental Health Officer has reviewed the Topsoil Capping Validation Report, dated 02.10.24, and passed on comments to the applicant for their consideration. They requested conformation of the amount of subsoil and that it was from a greenfield source. This has now been received and the officer has confirmed that this condition can be discharged for plot 4.

The requirements of the conditions 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/24/0219
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	TOPSOIL CAPPING VALIDATION REPORT - PLOT 04	THF-PPC-00-XX-RP-G-0006 - HA/10066/Topsoil_Validation_Plots 04	28.08.2024
Supporting Statement	Covering Letter	J004005	28.08.2024
Supporting Docs	TOC REMOVAL VALIDATION LETTER REPORT	THF-PPC-00-XX-RP-G-0007	28.08.2024
Supporting Docs	Gas Membrane Installation Validation Report		28.08.2024

DELEGATED

Case Officer sign/initial	Kate Turner	Date:	14/1/25
Authorising Officer sign/initial	RHERMITAGE	Date:	04.02.2025