Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0385
Ransoms, Station Road, Pulborough, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 17 (Contamination Verification) to approved application DC/25/1983

RELEVANT PLANNING HISTORY:

DC/22/1059	Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store.	Application Permitted on 19.04.2024
DC/25/1983	Removal of Conditions 7, 10, 12 and 13 of previously approved application DC/22/1059 (Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store) relating to Water Neutrality.	Application Permitted on 16.01.2026

PLANNING ASSESSMENT
Planning Application DC/22/1059 was granted consent on 19/04/2024. This permission was for the following: **Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store.**

Subsequent to this, a s73 was granted consent on 16/01/2026. Thie permission revised the proposal as follows: **Removal of Conditions 7, 10, 12 and 13 of previously approved application DC/22/1059 (Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store) relating to Water Neutrality.**

Consent is sought to discharge the details reserved by condition 17.

Condition 17:
Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the development hereby permitted, a contamination verification plan shall be submitted to and approved, in writing, by the Local Planning Authority. The verification plan shall provide details of the data collected in order to demonstrate that the works set out in Condition [1] are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

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 requirements of the condition have been satisfied following the submission of additional and clarifying information to satisfy the Council's Environmental Health team.

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/25/0385

(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 Statement	Planning Condition 17 - Contamination Verification Statement	V2.1	05.02.2026

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 12.02.2026

Authorising Officer sign/initial J Hawkes Date: 12.02.2026