



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0034

Barn To The South of, Bassells, Blackstone Lane, Blackstone, Henfield, West Sussex, BN5 9TA

DESCRIPTION:

Approval of details reserved by conditions 1a and 1b to approved application DC/25/1194

RELEVANT PLANNING HISTORY:

DC/25/1194	Prior Notification for change of use of an agricultural building to 2no. dwellinghouses (C3 Use Class).	Prior Approval Required and PERMITTED on 12.09.2025
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PLANNING ASSESSMENT

Planning Application DC/25/1194 was granted consent on 12.09.2025. This permission was for the following:

Prior Notification for change of use of an agricultural building to 2no. dwellinghouses (C3 Use Class).

Consent is sought to discharge the details reserved by conditions 1(a) and 1(b).

Condition 1:

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 application is accompanied by a Phase 1 Desk Study report and a Phase 2 Site Investigation, these details have been reviewed by the Environmental Health Officer and is considered sufficient in order to discharge Condition 1 (a) and (b) raising no objections. Parts (c) and (d) should however remain undischarged until the development is complete, and a verification report has been submitted to the LPA which confirms that the measures detailed in the remedial strategy have been implemented to our satisfaction.

Recommendation: Application Permitted

Note to Applicant:

The applicant is advised that the discharge of condition notice relates only to parts (a) and (b) of condition 1, and that the remaining parts of the condition (c and 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 parts (a) and (b) only does not inhibit the applicant's ability to commence the development.

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/26/0034

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Phase 1 Desk Study		30.01.2026
Supporting Statement	Phase 2 Report on a Site Investigation		30.01.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 07.05.2026

Authorising Officer sign/initial RHERMITAGE Date: 09.06.2026