Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0250
Unit 10, Tanners Farm, Mayes Lane, Warnham, Horsham, West Sussex, RH12 3SG

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 1, 2 and 3 to approved application DC/23/0030

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/23/0030 | Prior notification for the demolition of existing class B1(c) workshop building and construction of new dwellinghouse (Class C3). | Prior Approval Required and PERMITTED on 08.01.2024 |

PLANNING ASSESSMENT

Planning Application DC/23/0030 was granted consent on 08.01.2024. This permission was for the following:

***Prior notification for the demolition of existing class B1(c) workshop building and construction of new dwellinghouse (Class C3).***

Consent is sought to discharge the details reserved by conditions 1, 2 and 3.

**Condition 1**:

***Pre-Commencement Condition****: No development other than demolition 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) The intrusive site investigation results following (b) and, based on these, a detailed method statement, giving full details of the remediation measures required and how they are to be undertaken.*

*(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 development shall thereafter be carried out in accordance with the approved details. 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 submission was accompanied with a discovery strategy and supplementary investigation. Historical use indicates low contamination risk, with testing confirming safe levels of metals, hydrocarbons, and asbestos, though specific areas with elevated PAHs will be mitigated by covering them with driveways. Recommendations include strict health and safety protocols for construction workers, the use of certified clean imported soils, and maintaining a watching brief to document and address unexpected contamination during construction. Emergency measures and reporting protocols are in place to manage risks to public health, neighbouring land, or water sources, ensuring compliance with environmental regulations.

The Council's Environmental Health Team is satisfied that the submitted report satisfies the condition, though only parts (a) – (c). Part D cannot be discharged until all ground works have been completed and no further evidence of ground contamination have been found as in accordance with the Discovery Strategy. Accordingly, it has been recommended that (d) is not discharged. The submitted detail does not inhibit the remaining part of the condition being discharged, though part cannot be fully discharged, nor the permission being commenced. An informative is recommended to inform the applicant of the need to provide further details is respect of part (d) of the condition at a later date. The submitted details are though considered acceptable in respect of condition 1 (a), (b) and (c).

**Condition 2**:

***Pre-Commencement (Slab Level) Condition****: No development above ground floor slab level, other than demolition, shall take place until a scheme of noise and vibration attenuation and ventilation sufficient to prevent overheating and maintain thermal comfort has been submitted to and approved in writing by the Local Planning Authority.*

*The scheme including performance details and a glazing plan shall achieve the habitable and commercial room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of LAmax with suitable measures to ensure the thermal comfort of occupiers.*

*Reason: As this matter is fundamental to ensure that the resulting environment for future occupiers of the dwelling is appropriate and in accordance with Policy 33 of the Horsham District Planning Framework (2015).*

The submission included a detailed acoustic assessment report. Baseline surveys identified the site as quiet, with minor noise from occasional vehicle repairs and distant traffic. Proposed measures include glazing and ventilation systems to maintain thermal comfort while achieving suitable internal noise levels. The assessment concludes that existing noise sources pose no significant risk to residential comfort, supporting the discharge of the planning condition. Following consultation with the Council's Environmental Health Officer, no objection was raised with regards to the proposed strategy. The submitted detail is therefore considered sufficient pursuant to condition 2.

**Condition 3**:

***Pre-Commencement (Slab Level) Condition****: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows, roofs and doors of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.*

*Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).*

The submission includes a detailed schedule of materials, which sets out the following: -

- Ibstock bricks (walls)
- UPVC anthracite door / window frames
- Charcoal grey insulated roof sheet

The proposed materials and the resulting appearance of the converted building is considered suitable for the nature of the permitted development in this location, with the submitted details therefore acceptable pursuant to condition 3.

**Recommendation: Application Permitted**

NOTE TO APPLICANT

The applicant is advised that Condition 1(d) will require the submission of further details for the approval of the Local Planning Authority at a later date, with this submission needed to include details pertaining to the removal of asbestos from the site.

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**Plans list for: DISC/24/0250**

Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Docs | Covering Letter | | 27.09.2024 |
| Supporting Docs | Discovery Strategy | | 27.09.2024 |
| Plans | UNIT 10 - Materials Schedule | | 27.09.2024 |
| Supporting Docs | Noise Assessment | | 27.09.2024 |
| Supporting Docs | planning Statement included in covering letter | | 27.09.2024 |
| Supporting Docs | Supplementary Investigation | | 27.09.2024 |