Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0278
The Old Dairy, Cowfold Road, Coolham, West Sussex, RH13 8QJ

DESCRIPTION:

Application for Approval of Details Reserved by Condition 1 a, b, and c to approved application DC/24/1053

RELEVANT PLANNING HISTORY:

DC/24/1053	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse (Class C3)	Prior Approval Required and PERMITTED on 02.09.2024.

PLANNING ASSESSMENT

Planning Application DC/24/1053 was granted consent on 02.09.2024. This permission was for the following:

Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse (Class C3)

Consent is sought to discharge the details reserved by condition 1.

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:
- *a. all previous uses*
- *b. potential contaminants associated with those uses.*
- *c. a conceptual model of the site indicating sources, pathways, and receptors.*
- *d. 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 applicant submitted a preliminary contamination risk assessment, the information within this is considered acceptable. The recommendations contained within are satisfactory. Environmental Health were consulted and noted that the Preliminary Risk Assessment did not recommend any further investigation or remediation works. However, it is recommended that a watching brief is maintained while ground works are taking place. It is therefore considered that part (a) (b) and (c) of the above condition can be agreed, with a note to applicant to advise the applicant that once further works/ testing has taken place a further approval of details application will be required in respect of the remainder of the condition.

Recommendation: Application Permitted

NOTE TO APPLICANT

The applicant is advised that a further approval of details application will be required in respect of Condition 1 (d), once it is confirmed that the groundworks have been completed and no contamination was identified. This should be completed prior to the first occupation of the development.

Plans list for: DISC/24/0278
(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 Docs	Preliminary Contamination Risk Assessment by Environmental Assessment Services Ltd dated October 2024	754/NJA/OldDairy& Barn/PCRA	04.11.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 17.12.2024

Authorising Officer sign/initial Tamara Dale Date: 28.01.2025