Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0216
15 Fairfield Cottages, Cowfold, West Sussex, RH13 8BL

DESCRIPTION:
Approval of details reserved by condition 9 (contamination) to approved application DC/22/2010 (Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works).

RELEVANT PLANNING HISTORY:

DC/22/2010	Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.	Application Permitted on 15.01.2025

PLANNING ASSESSMENT
Planning Application DC/22/2010 was granted consent on 15.01.2025. This permission was for the following: Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.

Approval is sought for details pursuant to condition 9 (contamination).

Condition 9:

{\b 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) An intrusive site investigation 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.
(b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and an options appraisal.

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 applicants have submitted the following supporting documents in support of the application to discharge condition 9

- Supplementary Ground Contamination Risk Assessment - Issue 2 (R16892) dated 22 September 2025 by Ashdown Site Investigation
- Remediation Strategy Rev 2 (R16892) – dated 22nd September 2025 by Ashdown Site Investigation

The Supplementary Ground Contamination Risk Assessment - Issue 2, covers matters relating to site works (section 3) which relate to supplementary intrusive site works comprised the drilling of 4 no.

boreholes to depths of either 1m or 2m below ground level (as advised by the Council's Environmental Health Officer), and a Quantitative Contamination Assessment (section 4).

The Remediation Strategy Rev 2 is based on current best practice guidelines which recommends that any remediation action proposed for the site shall be justified. The report covers matters relating to option appraisal (section 3.1), protection of human health (section 3.2); protection of controlled waters (section 3.3); protections of services (section 3.4); protection of construction workers (section 3.5); a discovery strategy (section 3.6) relating to procedures in the event that any other materials found during construction that have not previously been identified by the investigation which are suspected of being contaminants and the procedures to follow in that event along with matters relating to the verification plan (section 4).

The Councils Environmental Health Officers have been consulted and following the recent revision incorporated in the supporting information as above, it has advised the following:

1. *Environmental Health have reviewed the above-mentioned reports and we are satisfied that condition 9 can be formally discharged.*
2. *Although the most recent investigation did not find any determinants above their published generic assessment criteria, which is welcomed, we note that the level of lead detected in the made ground in WS204 was only marginally below its generic assessment criteria value. Given this and the fact that elevated levels of PAHs and lead were detected during the previous investigation we consider it crucial that the requirements of the remediation strategy are closely followed.*
3. *With the above in mind the applicant should be aware that we will not be in a position to recommend pre-occupation condition 12 for discharge until the development is complete and a verification report has been submitted to the Local Planning Authority which details and confirms that all of the measures, as detailed in the above-mentioned Remediation Strategy, have been adhered to and implemented to our satisfaction.*

The details submitted pursuant to the condition are satisfactory as it is has been evidenced that no unacceptable risks to humans, controlled waters or the wider environment would arise, subject to full implementation of the approved remediation strategy.

Recommendation: Application Permitted

NOTE TO APPLICANT

The level of lead detected in the made ground in WS204 was only marginally below its generic assessment criteria value. Given this and the fact that elevated levels of PAHs and lead were detected during the previous investigation it is considered crucial that the requirements of the remediation strategy are closely followed.

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/25/0216
(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	Supplementary Ground Contamination Risk Assessment Issue 2 dated 22 September 2025 by Ashdown Site Investigation	R16892	23.09.2025
Supporting Statement	Remediation Strategy Rev 2 dated 22nd September 2025 by Ashdown Site Investigation	R16892	23.09.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 24/09/2025

Authorising Officer sign/initial Adrian Smith Date: 24/09/2025