Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0376
Oakfield, Coolham Road, Coolham, West Sussex, RH13 8QE

DESCRIPTION:
Application for Approval of Details Reserved by Condition 1 to approved application DC/23/2301.

RELEVANT PLANNING HISTORY:

DC/23/2301	Prior Approval for Change of Use of agricultural buildings to 4No. dwellings (Class C3).	Prior Approval Required and PERMITTED on 12.02.2024

PLANNING ASSESSMENT

Planning Application DC/23/2301 was granted consent on 12.02.2024. This permission was for the following:

Prior Approval for Change of Use of Agricultural Buildings to 4No. dwellings (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:*
   - *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 applicant submitted supporting document to satisfy the above condition. These documents included a Preliminary Contamination Risk Assessment from May 2023 and a Preliminary Contamination Risk Assessment from October 2025. The information within is considered acceptable and the recommendations contained within are satisfactory. Environmental Health were satisfied that parts a) and b) of the condition could be discharged. Part c (and d)) should not be discharged until copies of the transfer notes for the contamination hardcore and consignment notes for the asbestos material have been provided to the local planning authority. It is therefore considered that parts a) and b) 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 (c) and (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.

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/25/0376
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Preliminary Contamination Risk Assessment (Oct 2025)	NONE	28.11.2025
Supporting Docs	Preliminary Contamination Risk Assessment (May 2023)	NONE	28.11.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 12.01.2026

Authorising Officer sign/initial RHERMITAGE Date: 23.01.2026