



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0002

Monks Farm , Honeywood Lane, Okewood Hill, Surrey, RH5 5QA

DESCRIPTION:

Application for Approval of Details Reserved by Condition 1(a), (b) and (c) to previously approved application DC/25/0636.

RELEVANT PLANNING HISTORY:

DC/25/0636	Prior Notification for Change of Use of Agricultural Building to two dwellinghouses. Erection of a rear extension to existing barn.	Prior Approval Required and PERMITTED on 10.06.2025
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PLANNING ASSESSMENT

Planning Application DC/25/0636 was granted consent on 10/06/2025. This permission was for the following:

Prior Notification for Change of Use of Agricultural Building to two dwellinghouses. Erection of a rear extension to existing barn.

Consent is sought to discharge the details reserved by 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 has submitted a Phase I Geo-Environmental Assessment and a Phase II Contamination Assessment. The assessments set out an appropriate methodology and assessment of contamination, with recommendations made in respect of remediation. The submission is considered sufficient to meet the requirements of (a), (b) and (c). The Council's Environmental Health Team has advised that further information is required in respect of (d), with a note to applicant advised in this respect.

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). This application should be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.

Plans list for: DISC/26/0002

(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	Phase II contamination assessment	NONE	08.01.2026
Supporting Statement	Phase I geo-environmental assessment	NONE	08.01.2026

DELEGATED

Authorising Officer sign/initial

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Guy Everest

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Date: 05.03.2026