DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0296
Swains Farm , Brighton Road, Henfield, West Sussex, BN5 9RP

DESCRIPTION:
Application for Approval of Details Reserved by Condition 1 to approved application DC/25/1661

RELEVANT PLANNING HISTORY:

DC/25/1661	Prior Notification for change of use of an agricultural building to 4no dwellinghouses (C3 Use Class).	Prior Approval Required and PERMITTED on 08.12.2025

PLANNING ASSESSMENT
Planning Application DC/25/1661 was granted consent on 08.12.2025. This permission was for the following:

Prior Notification for change of use of an agricultural building to 4no dwellinghouses (C3 Use Class).

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) An intrusive site investigation scheme, based on the preliminary risk assessment submitted and hereby approved to provide information for 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 and an options appraisal.

c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in 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 Council's Environmental Health Team has been consulted during the course of the application, and following the receipt of further information has advised that there are no concerns in respect of the

proposed strategy. There are no reasons to take a different view, with the submitted details considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0296
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting statement	Risk assessment and Remediation method statement	Rev 2	30.10.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 2nd November 2026

Authorising Officer sign/initial Guy Everest Date: 04.11.2026