Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0025
Lot 2 Delspride, Kent Street, Cowfold, Horsham, West Sussex, RH13 8BB

DESCRIPTION:
Application for Approval of Details Reserved by Condition 1 to approved application DC/24/0560 (LOT 2 ONLY)

RELEVANT PLANNING HISTORY:

DISC/24/0213	Application for Approval of Details Reserved by Condition 1 to approved application DC/24/0560	Application Refused on 20.01.2025
DC/24/0560	Prior Notification for Change of Use of 2No. Agricultural Buildings to 5No. dwellinghouses	Permit Prior Approval 05.06.2024

PLANNING ASSESSMENT
Prior Approval DC/24/0560 was granted consent on 05.06.2024. This permission was for the following:

Prior Notification for Change of Use of 2No. Agricultural Buildings to 5No. dwellinghouses

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 the National Planning Policy Framework.

A preceding application to agree details subject of this condition was refused due to concerns that insufficient information had been submitted in respect of an asbestos survey of the building, to confirm that service runs would be laid within clear insert material, and that no areas of soft landscaping would be excavated. In the absence of this information, it was considered that insufficient details had been provided to demonstrate that there is no significant possibility of significant harm to the future occupiers of the development.

The current submission is accompanied by a Desk Study Report (prepared by Geo-Environmental Services Limited, reference GE22619/DSR/AUG24 and dated 09/08/2024), a Demolition Asbestos Report and a construction drawing of the foundation design. The submission has not identified any asbestos containing materials within the barn which comprises Lot 2, with the construction drawing considered sufficient in respect of services. In response to a query regarding possible soft landscaping within the plot, and the resulting need for intrusive investigation works, the applicant has confirmed that no such areas or gardens are proposed. On this basis, it is considered that the submitted details are acceptable and address the requirements of the above condition.

A note to applicant is recommended to advise that should gardens / soft landscaping be created in the future intrusive investigation works, and geochemical assessment, are likely to be required to ensure no possibility of harm to the future occupiers of the development.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is advised that should gardens or soft landscaping be incorporated within this site / lot in the future then intrusive investigation works, and geochemical assessment, are likely to be required to ensure no possibility of harm to the future occupiers of the development.

Plans list for: DISC/25/0007
(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	Desk Study Report - GE22619/DSR/AUG24	NONE	31.01.2025
Supporting Docs	Demolition Asbestos Survey Report	NONE	31.01.2025
Details Plan	Foundation Design	NONE	31.01.2025

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 25.03.2025