Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0235
Cibses Cottage, Kidders Lane, Henfield, West Sussex, BN5 9AB

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 1(a) and 2 to approved application DC/24/0667

RELEVANT PLANNING HISTORY:

DC/24/0667	Prior Notification for Change of Use of Agricultural Building to a single dwelling house	Prior Approval Required and PERMITTED on 21.06.2024.

PLANNING ASSESSMENT
Planning Application DC/24/0667 was granted consent on 21.06.2024. This permission was for the following:

Prior Notification for Change of Use of Agricultural Building to a single dwelling house.

Consent is sought to discharge the details reserved by conditions 1 and 2.

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 is accompanied by a Preliminary Risk Assessment, which states: -

10.2 The asbestos roofing sheets on the Atcost barn, together with the loose sheets which were stacked against the wall within the southeast corner of the barn at the time of our visit, should be removed from site as part of the site's redevelopment. The sheets should be removed intact (i.e. not broken up on site) and disposed of as asbestos waste. It is recommended that an appropriately experienced and accredited waste removal contractor is appointed to undertake this work in accordance with current guidelines and safety measures. A record of quantity and route of disposal (endpoint) should be obtained as evidence of the appropriate remediation for submission to HDC.

10.3 The condition of soils within the proposed soft landscaping areas should be assessed following the completion of the main redevelopment works, and any remedial action taken prior to occupation. It is recommended that the soils are check post development, as the development is likely to cause disturbance to the soils, asbestos removal works are to be undertaken, and the existing concrete hardstanding to the south is to be removed. Checking of the soils post development will ensure that the soils future site users will be exposed to are tested. If soils are found to unsuitable for use, remedial measures will be recommended as appropriate.

10.4 During development, protection measures should be implemented to protect the adjacent pond. Surface water and wash waters from the development area, which may contain contaminants and high silt levels, should not be pennitted to enter the pond during development. Dust suspension measures (damping) should also be implemented during activities likely to cause high dust levels to protect the adjacent pond and surrounding vegetation."

The methodology and findings of the above assessment are agreed with, and subject to the further identified investigation taking place the proposed approach is considered acceptable. It is therefore considered that part (a) 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.

Condition 2:
Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved buildings has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.*

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with the National Planning Policy Framework.

The materials schedule submitted states the materials to be used; these are black painted weatherboarding, natural slate roof, reclaimed plain clay tiles and black aluminium framing for windows. The existing brick and flint walls will be maintained. It is considered these materials are suitable for the building and location and therefore the requirements of the condition have been satisfied.

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 (a), (b) and (c), once the additional investigation and testing has taken place, in accordance with that recommended by the Preliminary Contamination Risk Assessment (paragraphs 10.2 through 10.4). This should be completed prior to the first occupation of the development.

Plans list for: DISC/24/0235
(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 Docs	Class Q - Conditions discharge		16.09.2024
Supporting Docs	Preliminary Contamination Risk Assessment		16.09.2024

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 10.12.2024