



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0064
Mill Farm , Mill Lane, Itchingfield, West Sussex, RH13 0NP

DESCRIPTION:

Application for Approval of Details Reserved by Condition 2 to approved application DC/25/0816

RELEVANT PLANNING HISTORY:

DC/25/0816	Prior Notification for Change of Use of Agricultural Building to 1no. dwellinghouse.	Prior Approval Required and PERMITTED on 08.07.2025
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CONSULTATIONS

HDC Environmental Health:

As with other developments at Mill Farm, the primary concern is contamination risk from the historical use of the land. For this site the proximity of the neighbouring Bashurst landfill site is also a consideration.

The Preliminary Contamination Risk Assessment prepared by EAS Limited has made a number of recommendations that should be fully implemented before first occupation of the proposed development.

However, most significantly the report has identified a risk from the migration of gas associated with the proximity to the landfill site. The report advises that Horsham District Council should be consulted on appropriate gas protection measures but no opinion can be offered without results from ground gas monitoring. It is for the applicant to appoint a suitably qualified person to undertake such a survey and make appropriate recommendations for gas protection.

It is recommended that a ground gas monitoring survey undertaken by a competent person be provided to ensure the risk from ground gas is properly characterised and mitigated.

PLANNING ASSESSMENT

Planning Application DC/25/0816 was granted consent on 08 July 2025. This permission was for the following:

Prior Notification for Change of Use of Agricultural Building to 1no. dwellinghouse.

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

- 2 ***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).

Information was submitted with the application including a Planning Statement and initial report. Environmental Health requested further detail pertaining to gas due to the approximate historic landfill site which could cause contamination.

A Technical Note was received outlining that gas from the landfill site was unlikely to migrate forward towards the site. Environmental Health were satisfied with the detail in the report and did not request further information. The details are therefore considered satisfactory to discharge the condition.

Recommendation: Application Permitted

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/26/0064

(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

