Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0007
Bryants Barn, Lot 1 Delspride, Kent Street, Cowfold, Horsham, West Sussex, RH13 8BB

DESCRIPTION:
Approval of details reserved by condition 1 approved application DC/23/1625

RELEVANT PLANNING HISTORY:

DC/23/1625	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse	Prior Approval Required and REFUSED on 26.10.2023 Appeal Allowed 23.09.2024

PLANNING ASSESSMENT
Prior Approval DC/23/1625 was granted consent at appeal on 23.09.2024. This permission was for the following:

Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse

Consent is sought to discharge the details reserved by condition 1: -

Prior to the commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the local planning authority), the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, shall each 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.

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) Based on the site investigation results and the detailed risk assessment (b), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are tobe undertaken.

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.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

The application is accompanied by a Phase I Geo-Environmental Investigation. The methodology and conclusions of this report are considered acceptable, with the Council's Environmental Health Team

raising no objections. The report recommends that, "*a site investigation will be required in due course to assess the risks and the extent of the remediation required*". It is therefore recommended that the details required in respect of part (a) be approved, with further details required in respect of the remaining parts once the further site investigation has taken place.

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(b), (c) and (d), once the results of the site investigation (approved under part (a)) are known.

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	PHASE I GEO-ENVIRONMENTAL INVESTIGATION	LS6213	03.01.2025
Supporting Docs	Land Science- Site walkover Record		03.01.2025
Supporting Docs	Envirocheck Report- Datasheet	LS6213	03.01.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 6/3/25

Authorising Officer sign/initial Guy Everest Date: 06.03.2025