Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0064
Roundstone Park, Worthing Road, Southwater, West Sussex, RH13 9JG

DESCRIPTION:
Application for Approval of Details Reserved by Condition 4 to approved application DC/22/0096

RELEVANT PLANNING HISTORY:

DC/22/0096	Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.	Application Permitted on 20.02.2024

PLANNING ASSESSMENT
Planning Application DC/22/0096 was granted consent on 20.02.2024. This permission was for the following:

Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.

Consent is sought to discharge the details reserved by condition 4, which reads as follows:

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).

To address the requirements of condition 4, the applicant has submitted a Supplementary Ground Investigation Report and Remediation Strategy. The Supplementary Ground Investigation Report

includes the information required under parts (a) and (b) of condition 4. The Remediation Strategy covers the information required under parts (c) and (d) of condition 4.

The HDC Environmental Health officer (EH) raised initial concerns regarding the scope of ground investigation and assessment of potential contamination within the Ground Investigation Report. As part of this, the EH also raised that the Remediation Strategy would need updating to reflect any additional ground investigation. In response to this, the applicant undertook additional ground investigation and submitted a revised Supplementary Ground Investigation Report (revision 1) which includes additional laboratory test data and a reviewed assessment of potential contamination based on the additional data. The applicant also submitted a revised Remediation Strategy (revision 1) to acknowledge and cover the additional ground investigation.

The EH has reviewed the revised Supplementary Ground Investigation Report (revision 1) and Remediation Strategy (revision 1) and is satisfied that the requirements under condition 4 have been addressed and condition 4 can be discharged. In their final consultation response, the EH notes the preparation of a Remediation Verification report on completion of the works and would welcome a copy.

Officers concur with the HDC Environmental Health Officer and consider the submitted information is sufficient to meet the requirements of condition 4.

The requirements of condition 4 have been satisfied and can be discharged.

Recommendation: Application permitted

NOTE TO APPLICANT

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/24/0064
(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
Supporting statement	Supplementary Ground Investigation Report Revision 1		25.06.2024
Supporting statement	Remediation Strategy Revision 1		02.07.2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 02.07.2024

Authorising Officer sign/initial Adrian Smith Date: 02/07/2024