Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0206
Lower Perryland Farm, Basing Hill Access Road, Dial Post, West Sussex, RH13 8NT

DESCRIPTION:
Application for Approval of Details Reserved by Condition 1 to approved application DC/24/1087

RELEVANT PLANNING HISTORY:

DC/24/1087	Prior Notification for Change of Use of Agricultural Building to 5no dwellinghouses	Prior Approval Required and PERMITTED on 25.09.2024

PLANNING ASSESSMENT
Planning Application DC/24/1087 was granted consent on 25.09.2024. This permission was for the following:

Prior Notification for Change of Use of Agricultural Building 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 Policies 24 and 33 of the Horsham District Planning Framework (2015).

The applicant submitted a number of supporting documents to satisfy the above condition. These documents include a Phase I desk study and Phase II site investigation report, as well as a remediation strategy.

Further information was requested by Environmental Health and was received. Environmental Health confirmed that the updated remediation statement was satisfactory as are the proposals for validation testing once remedial works are complete. The latest remediation strategy concludes that on competition of the remediation works and validation testing, a verification report should be prepared and submitted to the local planning authority. This is not specifically required by the condition, with a note to applicant recommended to advise this report should be provided once the agreed measures have been put in place.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is advised that once the verification report (set out in 8.4 of the Remediation Strategy) has been finalised a copy should be provided to the Local Planning Authority.

Plans list for: DISC/25/0206
(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	Remediation Strategy	251042-ON-PD-XX-RP-G-741-C04	05.03.2026
Supporting Docs	Phase I Desk Study (Part 1 of 2)	ON251025-XX-XX-RP-X-701-C01	30.06.2025
Supporting Docs	Phase I Desk Study (Part 2 of 2)	ON251025-XX-XX-RP-X-701-C01	30.06.2025
Supporting Docs	Phase II Site Investigation Report	ON251030-ON-PD-XX-RP-G-713-C02	26.01.2026
Supporting Statement	Covering Letter	JC/Let/P2040	30.06.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 26.03.2026

Authorising Officer sign/initial Guy Everest Date: 26.03.2026