Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0067
Thistledown Cottage, Harbolets Road, West Chiltington, West Sussex, RH20 2LG

DESCRIPTION:
Approval of details reserved by condition 1 to approved application DC/23/1906.

RELEVANT PLANNING HISTORY:

DC/23/1906	Prior Notification for change of use from an agricultural building to 2 dwellings (C3 Use class).	Prior Approval Required and PERMITTED on 08.12.2023

PLANNING ASSESSMENT

Planning Application DC/23/1906 was granted consent on 08.12.2023. This permission was for the following:

Prior Notification for change of use from an agricultural building to 2 dwellings (C3 Use class).

Consent is sought to discharge the details reserved by condition 1.

Condition 1:

***Pre-Commencement Condition**: Prior to the commencement of development approved by this planning permission (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 to be 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.

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 appropriately addressed in accordance with the National Planning Policy Framework.

The submitted Preliminary Contamination Risk Assessment concludes that the proposed redevelopment of a stable building into two residential units presents a low environmental and contamination risk. The site has a history of agricultural use, with minor potential contamination from substances such as hydrocarbons and heavy metals, though no significant current contamination was identified. The stable's roof likely contains asbestos, which must be carefully removed during development. The site poses minimal flood or ground gas risk and lies within an SSSI Impact Risk Zone, though the proposed works are not expected to impact any protected areas. As the development includes no garden or soft landscaping, no further intrusive investigations are needed, provided that safety measures for workers and appropriate pipework for water connections are implemented.

Following consultation with the Council's Environmental Health Officer, it was concluded that the submitted detail is sufficient pursuant to part (a) of the condition as above. Further analysis and works would be required to discharge the remaining parts of the condition. However, this can be undertaken at a later date should the applicant wish to pursue the development pre-occupation, in which the part discharge of the condition would not inhibit their ability to commence the works on the site. An informative is therefore attached.

Recommendation: Application Permitted

NOTE TO APPLICANT

The applicant is advised that the discharge of condition notice relates only to part (a) of condition 1, and that the remaining parts of the condition (b-d) will require formal discharge at a later date prior to the occupation of the development should the applicant wish to pursue the permission. Accordingly, the discharge of part (a) only does not inhibit the applicant's ability to commence the development.

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/25/0067

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Cover Letter	NONE	27.02.2025
Supporting Docs	Preliminary Contamination Risk Assessment	781/PRowe/Thistledown/PCRA	27.02.2025