Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0177
Oreham Manor Farm, Oreham Common, Henfield, West Sussex, BN5 9SB

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/22/2092

RELEVANT PLANNING HISTORY:

DC/22/2092	Removal of existing dwelling known as 'The Stables' and other buildings on site and erection of a replacement single storey dwelling.	Application Permitted on 01.06.2023

PLANNING ASSESSMENT

Planning Application DC/22/2092 was granted consent on 01.06.2023. This permission was for the following:

Removal of existing dwelling known as 'The Stables' and other buildings on site and erection of a replacement single storey dwelling.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Pre-Commencement Condition*: With the exception of works of demolition, 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 arise to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is appropriate redressed with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

The application is accompanied by a Contamination Risk Assessment, Remediation Method Statement and Preliminary Contamination Risk Assessment. Following consultation with the Council's Environmental Health Officer, it is considered that the submitted reports provides satisfactory details required by the above condition 3. However, this condition can partially be discharged and subsequent discharge of condition application would be require for the confirmation that the remediation works are complete on site by the submission of verification plan.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is advised that Condition 3. d) will require the submission of further details for the approval of the Local Planning Authority at a later date, with this submission needed to include a verification plan confirming the remediation works are complete on site.

Plans list for: DISC/25/0177
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Contamination Risk Assessment		03.06.2025
Supporting Statement	Preliminary Contamination Risk Assessment		03.06.2025
Supporting Statement	Remediation Method Statement		03.06.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 15.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 29.07.2025