Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0056
Woodhouse Farm , Wheatsheaf Road, Woodmancote, West Sussex, BN5 9BA

DESCRIPTION:
Application for Approval of Details Reserved by Condition 1 to approved application DC/24/1692

RELEVANT PLANNING HISTORY:

DC/24/1692	Prior Notification for Change of Use of Agricultural Building to 5no. dwellings (C3 Use Class)	Prior Approval Required and PERMITTED on 20.12.2024

PLANNING ASSESSMENT
Planning Application DC/24/1692 was granted consent on 20.12.2024. This permission was for the following:

Prior Notification for Change of Use of Agricultural Building to 5no. dwellings (C3 Use Class)

Consent is sought to discharge the details reserved by 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 dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

The applicants have submitted a Preliminary Contamination Risk Assessment, accompanied by desktop analysis 'groundsure report'. The methodology and conclusions of this report are considered acceptable, with the Council's Environmental Health Team raising no objections. The report recommends at para 9.5 that, "*should contamination be present within the soils, within the proposed soft landscaping areas. Further testing and / or remediation is indicated in this case.*". 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 submission would be required in respect of (b), (c) and (d) of condition 1 of DC/24//1962, with any future submissions according with the recommendations set out in Section 9 of the Preliminary Contamination Risk Assessment.

Plans list for: DISC/25/0056
(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	Preliminary Contamination Risk Assessment		21.02.2025
Supporting Docs	Groundsure Report		21.02.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 8/5/25

Authorising Officer sign/initial Guy Everest Date: 14.05.2025