Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0029
The Barns at Crosby Farm, Wicket Meadow, Lyons Road, Slinfold, Horsham, West Sussex, RH13 0RX

DESCRIPTION:
Approval of details reserved by condition 3a and 4 to approved application DC/24/0796.

RELEVANT PLANNING HISTORY:

DC/24/0796	Conversion of the existing office buildings (Use Class E) into two residential units (Use Class C3)	Application 10.09.2024	Permitted on

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

Environmental Health: Following the provision of additional information:

The additional information is satisfactory and the condition can be discharged.

Representations:
None received.

Parish Comments:
None received .

Member Comments:
None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Planning Application DC/24/0796 was granted consent on 10.09.2024. This permission was for the following:

Conversion of the existing office buildings (Use Class E) into two residential units (Use Class C3)

Consent is sought to discharge the details reserved by conditions three and four.

Condition 3:

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 information recommends an intrusive site investigation, evidence of this has not been provided. 4.2 of the submitted report recommend the needs for further assessments to be made. Therefore, following the comments provided by the Environmental Health Officer it is considered suitable to discharge only part (a) of the condition.

Condition 4:

Pre-commencement (Slab Level) Condition*: No development above ground floor slab level shall commence until full details of the rainwater/greywater harvesting system, including the rainwater harvesting tank appearance and location, required by the approved water neutrality strategy (Technical Note 1: Water Neutrality Statemen received 23/07/2024) have been submitted to and approved in writing by the Local Planning Authority.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Following the submission of additional information detailed drawings of the scheme showing rainwater harvesting tanks, treatment plan and supply distribution pipework have been provided. The Council's Environmental Health Officer has also confirmed the information provided is suitable.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT
The discharge of condition 3 relates to part (a) only. Further information is needed to discharge the remaining parts of the condition as per 4.2 of the submitted contamination assessment. This does not, however, inhibit the development from commencing provided that all other pre-commencement conditions are satisfied.

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/25/0029
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan			23.01.2025
Layout plan	Proposed drainage plan	PL010	17.03.2025
Plans	Rainwater Harvesting Tank		17.03.2025
Plans	Rainwater Harvesting		17.03.2025
Supporting Statement	Water Neutrality Statement		07.03.2025
Supporting Statement	Contamination Assessment		07.03.2025

DELEGATED

Case Officer sign/initial Alice Johnson Date: 31/03/2025

Authorising Officer sign/initial RHERMITAGE Date: 02.04.2025