Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0291
Rowfold Lodge , Coneyhurst Road, Billingshurst, West Sussex, RH14 9DD

DESCRIPTION:
Application for Approval of Details Reserved by Condition 1 of approved application DC/24/0304

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/24/0304 | Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse | Prior Approval Required and PERMITTED on 18.04.2024 |

PLANNING ASSESSMENT

Planning Prior Notification DC/24/0304 was granted consent on 18.04.2024. This permission was for the following:

**Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse**

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:*
- *o all previous uses;*
- *o potential contaminants associated with those uses;*
- *o a conceptual model of the site indicating sources, pathways and receptors;*
- *o 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 applicants have submitted a Remediation method Statement and a 'Main Investigation Report' prepared by Land Science dated 18th November 2024, reference LS8077.

This has been considered by the Council's Environmental Health Officer. Part a of the condition has already been discharged. The report is satisfactory and meets the requirements up to part d) of condition 1 to DC/24/0304. The Remediation Method Statement recommends that during groundworks, a watching brief is required by a competent environmental consultant, to watch visual signs or olfactory signs of unexpected contamination.

Accordingly it is recommended that condition 1 is not fully discharged until it is confirmed in writing that the ground works have been completed and no previously unidentified contamination was found. Parts b-c can be discharged at this point.

The pre-commencement requirements of the condition have been satisfied and parts b-c of the condition can be discharged.

**Recommendation: Application Permitted**

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.

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**Plans list for: DISC/24/0291**
Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Docs | Main Investigation Report | | 22.11.2024 |
| Supporting Docs | REMEDIATION METHOD STATEMENT | | 22.11.2024 |
| Supporting Docs | covering letter | | 22.11.2024 |

**DELEGATED**

Case Officer sign/initial Kate Turner Date: 13/1/25

Authorising Officer sign/initial RHERMITAGE Date: 17.01.2025