



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0107

Gorelands Farm, Stane Street, North Heath, West Sussex, RH20 1DN

DESCRIPTION:

Approval of details reserved by condition 1 to approved application DC/25/0707.

RELEVANT PLANNING HISTORY:

DC/25/0707	Prior Notification for Change of Use of Agricultural Building to 1no. dwellinghouse.	Prior Approval Required and PERMITTED on 23.06.2025
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PLANNING ASSESSMENT

Planning Application DC/25/0707 was granted consent on 23.06.2025. This permission was for the following:

Prior Notification for Change of Use of Agricultural Building to 1no. dwellinghouse.

Consent is sought to discharge the details reserved by condition 1: -

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 Applicant has provided a Phase 1 geo-environmental assessment and Contamination Investigation Report. The Council's Environmental Health Team have reviewed the submission, with the report concluding that no remediation is required to make the site suitable the proposed end use, which meets the requirements of condition 1. The condition can therefore be discharged in full, with the submitted details acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0107

(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 Statement	Covering letter	NONE	25.03.2026
Supporting Statement	Phase 1 geo-environmental assessment	LS9050 REV A	25.03.2026
Supporting Statement	Contamination investigation report	22307/CIR REV 1.0	25.03.2026

DELEGATED

Authorising Officer sign/initial _____ Date: _____
Guy Everest 20.05.2026