Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0042
Land at 516512 133748, Dorking Road, Warnham, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 1 (a), (b) and (c) of approved application DC/25/0126.

RELEVANT PLANNING HISTORY:

DC/25/0126	Prior Notification for the change of use of agricultural buildings (units 1, 3, 5 and 7) into 5 residential dwellings with associated operational development.	Prior Approval Required and PERMITTED on 21.03.2025

PLANNING ASSESSMENT

Planning Application DC/25/0126 was granted consent on 21.03.2025. This permission was for the following:

Prior Notification for the change of use of agricultural buildings (units 1, 3, 5 and 7) into 5 residential dwellings with associated operational development.

Consent is sought to discharge the details reserved by condition 1(a) (b) (c).

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 submitted a number of supporting documents to satisfy the above condition. These documents include preliminary investigation report parts 1, 3, 4 and 5, phase II contamination assessment and remedial method statement. The information within is considered acceptable and the recommendations contained within are satisfactory. Environmental Health confirmed that sufficient information has been provided to discharge parts a) and b) of condition 1 but to discharge part c) further information is required on the remedial method statement for the removal of the identified and suspected asbestos containing materials on site and a site plan showing the locations and extent of the geotextile membrane, capping layer and protected supply pipework and their relationship to the boundaries individual plots. It is therefore considered that parts a) and b) of the above condition can be agreed, with a note to applicant to advise that once further works/testing have taken place a further approval of details application will be required in respect of the remainder of the condition.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is advised that a further approval of details application will be required in respect of Condition 1 (c) and (d), once it is confirmed that the groundworks have been completed, and no contamination was identified. This should be completed prior to the first occupation of the development.

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/26/0042
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Cover Letter		06.02.2026
Supporting Docs	Remediation Method Statement		06.02.2026
Supporting Docs	Preliminary Investigation Report Part 1		06.02.2026
Supporting Docs	Stage 2 Report		06.02.2026
Supporting Docs	Stage 1 Part 3		06.02.2026
Supporting Docs	Stage 1 Part 4		06.02.2026
Supporting Docs	Stage 1 Part 5		06.02.2026
Supporting Docs	PHASE II CONTAMINATION ASSESSMENT		06.02.2026

DELEGATED

Case Officer sign/initial	Bethan Tinning	Date:	31.03.2026
Authorising Officer sign/initial		Date:	