



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0194

Swains Farm, Brighton Road, Henfield, West Sussex, BN5 9RP

DESCRIPTION:

Application for approval of details reserved by condition 1 a, b and c to approved application DC/25/1661

RELEVANT PLANNING HISTORY:

There is an extensive planning history on the site of prior approvals to change the agricultural buildings to residential. This application relates to: -

DC/25/1661	Prior Notification for change of use of an agricultural building to 4no dwellinghouses (C3 Use Class).	Prior Approval Required and PERMITTED on 08.12.2025
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PLANNING ASSESSMENT

Planning Application DC/25/1661 was granted consent on 08.12.2025. This permission was for the following:

Prior Notification for change of use of an agricultural building to 4no dwellinghouses (C3 Use Class).

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) *An intrusive site investigation scheme, based on the preliminary risk assessment submitted and hereby approved to provide information for the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.*
- b) *Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation and an options appraisal.*
- c) *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in 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 application has submitted a "Risk Assessment and Remediation Report". The Council's Environmental Health Team has commented that this assessment is incomplete, meaning there is insufficient evidence to demonstrate that the land is suitable for the proposed residential use. In particular, 12 of the borehole logs were not provided, potential asbestos contamination has not been investigated and only samples 1-10 were tested for heavy metals such that it would be anticipated that a wider range of contaminants should be analysed. Given that part of the site will become residential gardens, residents should not be able to come into contact with contaminated soils. Whilst it is acknowledged that part of the site would be remediated, not all of the site has been properly tested.

It is not therefore possible to approve the submitted details, and further information is required in respect of all parts. The application is therefore recommended for refusal.

Recommendation: Application Refused

Reason for Refusal: -

1. The remediation strategy for the area represented by samples WS1 – WS5 is considered acceptable, as the hard standing would remove any potential exposure pathway. However, the investigation data is insufficient to demonstrate that contamination is limited to the south-eastern part of the site, as the remaining areas have not been subject to comprehensive contamination testing. Further investigation and assessment are therefore required before the proposed remediation strategy can be accepted for the external areas of the site.

Plans list for: DISC/26/0194

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Risk Assessment and remediation report		22.06.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 12th August 2026

Authorising Officer sign/initial Guy Everest Date: 17.08.2026