Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0201
Hillybarn Farm, The Mount, Ifield, West Sussex, RH11 0LF

DESCRIPTION:
Application for Approval of Details Reserved by Condition 1(a) to approved application DC/22/1918

RELEVANT PLANNING HISTORY:

DC/22/1918	Prior Notification for Change of Use of Agricultural Building to residential (Use Class C3) to form 5no dwellinghouses.	Prior Approval Required and PERMITTED on 01.12.2022

PLANNING ASSESSMENT
Planning Application DC/22/1918 was granted consent on 01.12.2022. This permission was for the following:

Prior Notification for Change of Use of Agricultural Building to residential (Use Class C3) to form 5no dwellinghouses

Consent is sought to discharge the details reserved by condition 1.

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 applicants have submitted a 'Preliminary Contamination Risk Assessment' dated January 2023 and prepared by EAS Limited. The assessment makes a series of recommendations with regards to contamination and the development of the site, including necessary remedial works to ensure the site is safe and suitable for occupation. The submitted assessment is sufficient to meet the requirements of part (a) of the above condition. A further approval of details application will be required in respect of parts (b), (c) and (d) once the works set out in the Preliminary Contamination Risk Assessment have been completed and the related evidence is available.

The description of the application has been amended to reflect the above, with a note to applicant recommended in respect of future submissions. The submitted details are considered sufficient in these terms.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is advised that this decision relates to solely to condition 1(a). A further approval of details application will be required in respect of parts (b), (c) and (d) once the works set out in the Preliminary Contamination Risk Assessment have been completed and the related evidence is available.

Plans list for: DISC/25/0201
(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 Docs	Preliminary Contamination Risk Assessment Jan 2023		26.06.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 04.08.2025

Authorising Officer sign/initial Guy Everest Date: 20.08.2025