Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0283
Billhook Farm , West Chiltington Lane, Coneyhurst, West Sussex, RH14 9DN

DESCRIPTION:
Application for Approval of Details Reserved by Condition 1(a), (b) and (c) to approved application DC/22/0801

RELEVANT PLANNING HISTORY:

DC/22/0801	Prior Notification for the change of use of 2no agricultural buildings to residential (Use Class C3) to form 4no dwellinghouses with associated operational development.	Prior Approval Required and PERMITTED on 11.07.2022

PLANNING ASSESSMENT
Planning Application DC/22/0801 was granted consent on 11.07.2022. This permission was for the following:

Prior Notification for the change of use of 2no agricultural buildings to residential (Use Class C3) to form 4no dwellinghouses with associated operational development.

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 application is accompanied by a combined Phase I and Phase II Contamination Assessment and a Remediation Method Statement prepared by Land Science. The reports have identified contamination requiring remediation of soft landscaped areas together with measures to protect the new dwellings from vapour ingress and to protect the water supply infrastructure to the new dwellings. The methodology and recommendations within the reports are considered acceptable, and sufficient to approved in respect of parts (a) to (c) of the above condition.

A further approval of details would be required in respect of part (d), with a validation report provided as detailed within the Remediation Method Statement, this should include a site plan which delineates the areas where remediation has been undertaken. The applicant is advised of this by way of an informative.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is advised that a further approval of details application would be required in respect of condition 1(d). This application would need to be accompanied by a validation report (as detailed within the Remediation Method Statement) and include a site plan which delineates the areas where remediation has been undertaken.

Plans list for: DISC/24/0283
(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	COMBINED PHASE I AND PHASE II CONTAMINATION ASSESSMENT		07.11.2024
Supporting Docs	REMEDIATION METHOD STATEMENT		07.11.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 16.12.2024

Authorising Officer sign/initial Guy Everest Date: 27.12.2024