Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0070
Frithknowle Farm , Picts Lane, Cowfold, West Sussex, RH13 8AN

DESCRIPTION:

Approval of Details Reserved by Condition 1 a to approved application DC/23/2091

RELEVANT PLANNING HISTORY:

DC/23/2091	Change of use of an agricultural building with associated operational development from agricultural use to residential use (Class C3) to provide 2No. dwellings.	Prior Approval Required and PERMITTED on 09.01.2024

PLANNING ASSESSMENT

Planning Application DC/23/2091 was granted consent on 09.01.2024. This permission was for the following:

Change of use of an agricultural building with associated operational development from agricultural use to residential use (Class C3) to provide 2No. dwellings.

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 Applicant has submitted a Phase 1 Contamination Assessment reference LS7415 by Land Science dated 23.02.2024. This identifies potential sources of contamination including made ground, a former blacksmith, agricultural land, and potential contaminating activities including use or storage of farmyard slurries/waste and asbestos. Overall, the level of risk ranges between unlikely and high, with a moderate level of risk assigned to the site in respect of the proposed development. This is primarily due to the site being on agricultural land where it is to be development with residential end use. The Report recommends that basic ground investigation works be undertaken, including shallow boreholes or trial pits to assess the composition and depth of any made ground and any field evidence of contamination into the underlying soils; selected soil and water samples to be sent for laboratory analysis; and soil samples screened for vapours.

Following consultation with the Environmental Health Officer, the Phase 1 Contamination Assessment is considered satisfactory and part (a) of condition 1 can be discharged. It is noted that the Report recommends that intrusive site investigation works are undertaken, and this will need to be provided.

On the basis of the information provided, it is considered that the requirements of part (a) of condition 1 have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT
The Applicant is advised that the Phase 1 Contamination Assessment reference LS7415 by Land Science dated 23.02.2024 recommends additional basic ground investigation works be undertaken. An intrusive site investigation scheme will need to be undertaken and a subsequent Approval of Details Reserved by Condition application submitted in order to discharge parts b, c, and d of condition 1 of planning approval DC/23/2091.

Plans list for: DISC/24/0070
(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	Phase 1 Contamination Assessment by Land Science dated 23.02.2024	LS7415	09.04.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 29.05.2024

Authorising Officer sign/initial Guy Everest Date: 29.05.2024