Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0117
Gess Gates Farm, Stane Street, Adversane, West Sussex, RH14 9JR

DESCRIPTION:
Application for Approval of Details Reserved by Condition 1 to approved application DC/22/0025

RELEVANT PLANNING HISTORY:

DC/22/0025	Prior Notification for the change of use of an agricultural building to residential (Class C3) to form 1no. dwellinghouse with associated operational development.	Prior Approval Required and PERMITTED on 31.03.2022

PLANNING ASSESSMENT
Planning Application DC/22/0025 was granted consent on 31.03.2023. This permission was for the following:

Prior Notification for the change of use of an agricultural building to residential (Class C3) to form 1no. dwellinghouse with associated operational development.

Consent is sought to discharge the details reserved by condition 1: -

Pre-Commencement Condition*: Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination, including asbestos contamination, of the site and extant structures shall each 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.*

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) The site investigation results and the detailed risk assessment (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

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 submitted details include a detailed contaminated land intrusive investigation which sets out the previous uses of the site and the potential contaminants. The investigation has not found evidence of any contamination of significant concern but has proposed a watching brief is maintained until the ground works phase is completed. The report methodology and findings are considered acceptable, with an informative recommended in respect of the watching brief recommended within the report. The submitted detail is therefore considered sufficient pursuant to condition 1.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is advised that in accordance with section 8.2 of the Contamination Land Intrusive Investigation report, it is recommended that an informal observation strategy be put in place during any groundworks to be undertaken. The applicant is therefore advised that attention must be given to investigate any soils that appear, smell, or are suspected to be contaminated during site work. If potentially contaminated soil is discovered, the location, type, and quantity should be documented, and the contaminated land officer at Horsham District Council should be notified immediately. Further approval may be required before continuing groundworks or implementing any mitigation measures.

Plans list for: DISC/24/0117
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Contaminated Land Intrusive Investigation		23.05.2024

DELEGATED

Case Officer sign/initial RHERMITAGE Date: 16.07.2024

Authorising Officer sign/initial Guy Everest Date: 18.07.2024