Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0166
Amiesmill Farm, Kerves Lane, Horsham, West Sussex,

DESCRIPTION:

Application for approval of details reserved by condition 1 to approved application DC/24/0084 (Appeal Reference APP/Z3825/W/24/3348147)

RELEVANT PLANNING HISTORY:

DC/24/0084	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse and associated buildings works	Prior Approval Required and REFUSED on 12.03.2024

PLANNING ASSESSMENT

Planning Application DC/24/0084 was refused and subsequently allowed at appeal under APP/Z3825/W/24/3348147 on 15/01/2025.

This permission was for the following:
"Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse and associated buildings works"

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

Condition 1:

1) No development shall take place until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency, Land Contamination Risk Management (LCRM) (or equivalent British Standard and Model Procedures if replaced), has been submitted to and approved in writing by the Local Planning Authority. If any contamination is found, no development shall take place until: a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority; the site has been remediated in accordance with the approved measures and timescale; and a verification report has been submitted to and approved in writing by the Local Planning Authority.

A contamination report has been included within the submission and outlined recommendations including the existing hardsurfaces where impacted by past land use would be removed or capped over with permanent hard cover and that soil testing should be undertaken to ensure it is fit for residential use. It is not considered that a verification report is necessary, with the risk to users low, no asbestos containing material evident and the recommendations largely being overcome with the majority of the site being under "hard cover". The applicant has confirmed that there would be no soft landscaping and Environmental Health would have no objection subject to there being no soft landscaping.

The requirements of the condition have been satisfied.
Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/25/0166
(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 by Environmental Assessment Services Ltd dated April 2025	790/White&Sons/N Francis/Amiesmill/ PCRA	12.05.2025

DELEGATED

Case Officer sign/initial Hannah Darley Date: 18.08.2025

Authorising Officer sign/initial Tamara Dale Date: 19.08.2025