Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0009
Delta, Shoreham Road, Small Dole, West Sussex, BN5 9YG

DESCRIPTION:

Application for Approval of Details Reserved by Condition 1a to approved application DC/22/2293

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/22/2293 | Prior Notification for the change of use of an agricultural building to residential (Class C3) to form 1No. dwellinghouse. | Prior Approval Required and PERMITTED on 31.01.2023 |

PLANNING ASSESSMENT

Planning Application DC/22/2293 was granted consent on 31.01.2023. 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.**

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

**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 Preliminary Contamination Risk Assessment by Environmental Assessment Services Ltd dated January 2024. This outlines that potential contamination associated with past land use is considered to be moderate, with the topography and underlying superficial geology of the surrounding area combined with the horticultural land use within the immediate vicinity of the site possibly leading to potential contamination. Contamination of the site from current use is considered to be high due to the presence of compressed dirt flooring, along with the suspected presence of asbestos containing materials within building materials. The Report recommends that as the proposed garden/soft landscaping areas will be laid to hardstanding, no further intrusive site investigation is recommended. It is however advised that a pre-demolition asbestos survey should be undertaken to confirm the presence/likely absence of any asbestos containing materials.

Following consultation with the Council's Environmental Health Officer, the Preliminary Contamination Risk Assessment is considered satisfactory. The requirements of the condition have therefore been satisfied.

**Recommendation: Application Permitted**

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**Plans list for: DISC/24/0009**
Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Docs | Preliminary Contamination Risk Assessment by Environmental Assessments Services Ltd dated January 2024 | 645/PRowe/NBessent/ Delta/PCRA | 16.01.2024 |

**DELEGATED**

Case Officer sign/initial Tamara Dale Date: 12.03.2024

Authorising Officer sign/initial RHERMITAGE Date: 12.03.2024