Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0230
Brookside Farm, Dagbrook Lane, Henfield, West Sussex, BN5 9SH

DESCRIPTION:
Application for Approval of Details Reserved by Condition 1(a), (b) and (c) and Condition 2 of approved application DC/22/1036

RELEVANT PLANNING HISTORY:

DC/22/1036	Prior Notification for Change of Use of Agricultural Building to residential (Use Class C3) to form 3no dwellinghouses.	Prior Approval Required and PERMITTED on 22.07.2022

PLANNING ASSESSMENT
Planning Application DC/22/1036 was granted consent on 22.04.2022. This permission was for the following:

Prior Notification for Change of Use of Agricultural Building to residential (Use Class C3) to form 3no dwellinghouses.

Consent is sought to discharge the details reserved by conditions 1 and 2 of the above permission:

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 appropriately addressed in accordance with Paragraph Q.2(1)(c) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in addition to paragraphs 178 and 179 of the National Planning Policy Framework (2019).

The submission was accompanied with a preliminary contamination risk assessment, with a further updated statement submitted (on 31.10.2024) following consultation with the Council's Environmental Health Team. The Assessment evaluates potential contamination risks for converting agricultural barns and stables into three residential units. The site lies on Weald Clay, an unproductive geological layer, with minimal flood risk and no groundwater protection concerns. Historical agricultural use may have introduced minor contaminants, such as fuel residues, maintenance chemicals, and asbestos materials; however, the clay layer limits significant soil contamination. Overall, the environmental risk is rated low, primarily affecting construction workers who may encounter contaminants during development. Recommendations include removing asbestos-containing materials under specialist supervision, reporting any unexpected contamination, and using clean backfill for utility trenches to ensure safe, compliant site development.

The Council's Environmental Health Team is satisfied that the submitted report satisfies the condition, though only parts (a) – (c). As per 10.3 of the report, method of asbestos removal has not been fully detailed. Accordingly, it has been recommended that (d) is not discharged. The submitted detail does not inhibit the remaining part of the condition being discharged, though part cannot be fully discharged, nor the permission being commenced. An informative is recommended to inform the applicant of the need to provide further details is respect of part (d) of the condition at a later date. The submitted details are though considered acceptable in respect of condition 1 (a), (b) and (c).

Condition 2:
Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.*

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity and to ensure compliance with paragraph Q.2(1)(f) of Class Q of Part 3 of Schedule 2.

The submission includes a detailed schedule of materials, which sets out the following: -

- Larch vertical cladding (walls)
- Black aluminium door / window frames
- Onyx grey Kingspan 'Spectrum Semi-Gloss Quadcore' insulated roof sheet (roof)

The proposed materials and the resulting appearance of the converted building is considered suitable for the nature of the permitted development in this location, with the submitted details therefore acceptable pursuant to condition 2.

Recommendation: Application Permitted

NOTE TO APPLICANT

The applicant is advised that Condition 1(d) will require the submission of further details for the approval of the Local Planning Authority at a later date, with this submission needed to include details pertaining to the removal of asbestos from the site.

Plans list for: DISC/24/0230

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Materials		2205BR_R0	11.09.2024
Supporting Statement	Covering Letter		11.09.2024
Supporting Docs	Preliminary Contamination Risk Assessment		31.10.2024

DELEGATED

Case Officer sign/initial RHERMITAGE Date: 05.11.2024

Authorising Officer sign/initial Guy Everest Date: 06.11.2024