Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0305
Land Rear of, 80 High Street, Steyning, West Sussex, BN44 3RD

DESCRIPTION:
Approval of details reserved by condition 3b-d to approved application DC/21/1705

RELEVANT PLANNING HISTORY:

DC/21/1705	Demolition of modern detached garage and erection of a chalet style dwelling.	Application Permitted on 03.05.2023
DISC/23/0259	Approval of details reserved by condition 3a to approved application DC/21/1705	Application Permitted on 08.01.2024
DISC/23/0313	Approval of details reserved by condition 4 and 5 to approved application DC/21/1705	Pending (Decision date 13.02.2025)

PLANNING ASSESSMENT

Planning Application DC/21/1705 was granted consent on 03.05.2023. This permission was for the following:

Demolition of modern detached garage and erection of a chalet style dwelling

Consent is sought to discharge the details reserved by conditions 3 b-d.

Condition 3:

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).

Condition 3a to approved application DC/21/1705 has previously been discharged under application DISC/23/0259 dated 08.01.2024.

Under this application the applicant has submitted a Preliminary Contamination Risk Assessment prepared by EAS Ltd, dated Nov 2023. Also, an Asbestos Survey prepared by Goodbye Asbestos ltd, dated 31 Oct 2023, and also a Landscape plan.

HDC Environmental Health have been consulted and it is considered that as the garden is to be hard landscaped no remedial action is required. However, asbestos containing materials have been identified to be present in the garage, and the applicant was requested to provide a method statement prepared by a competent person detailing how the materials are to be removed during the demolition works and measures taken to ensure that asbestos does not contaminate the vicinity.

Method Statement prepared by Goodbye Asbestos has been received 9 January 2025 and is considered acceptable. The applicant has been advised that once the garage is removed written confirmation should be provided that the asbestos containing materials have been cleared and including copies of the waste consignment notes. Part d) of the condition cannot be discharged until this information has been provided. However, parts b) and c) can be. An informative is attached below to inform the applicant of this.

Recommendation: Application Permitted

NOTE TO APPLICANT

The discharge of condition 3 relates to parts (b) and (c) only. Further information is needed to discharge part (d) of the condition (verification plan) relating to 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.

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/24/0305
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed Landscaping Details	2019.14	10.12.2024
Supporting Docs	Asbestos Demolition Survey		10.12.2024
Supporting Docs	Preliminary Contamination Risk Assessment		10.12.2024
Supporting Docs	Method Statement (Asbestos)		09.01.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 31.01.2025

Authorising Officer sign/initial RHERMITAGE Date: 08.04.2025