Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0117
Oreham Manor Farm , Oreham Common, Henfield, West Sussex, BN5 9SB

DESCRIPTION:

Approval of details reserved by condition 1 to approved application DC/24/1853

RELEVANT PLANNING HISTORY:

DC/24/1853	Prior notification for the demolition of existing workshop building (Class B1(c)) and construction of new dwellinghouse (Class C3).	Prior Approval Required and PERMITTED on 24.01.2025

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

Consultations:

Environmental Health:

22nd of May 2025

As discussed I have no objection the discharge of part a) of condition 1 to approved application DC/24/1853. However, the condition should not be fully discharged until the remediation work have been completed and the relevant certifications and validation report have been provided to this authority.

23rd of April 2025

The submitted reports are satisfactory. However, the consultant has recommended that all asbestos containing materials including roofing and cladding be removed.

Can't see that this has been confirmed in the Remediation Statement. Please can you ask them to provide copies of the consignment notes for the removal of the asbestos materials.

The consultant has also recommended that a Remediation Verification report is prepared confirming completion of the recommended remediation works. This has yet to be provided.

PLANNING ASSESSMENT

Planning Application DC/24/1853 was granted consent on 24.01.2025. This permission was for the following:

Prior notification for the demolition of existing workshop building (Class B1(c)) and construction of new dwellinghouse (Class C3).

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

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) An intrusive site investigation scheme, based on the Contamination Risk Assessment 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.

(b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

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 Environmental Health Officer has stated that further information is required prior to the discharge of the whole condition. The comment: however, confirms suitable information has been provided to discharge part a of condition 1a.

The Environmental Health Officer has commented that *"the condition should not be fully discharged until the remediation work have been completed and the relevant certifications and validation report have been provided to this authority".* However, this information is already required to be submitted as part of Condition 4 of DC/24/1853 as follows:

Pre-Occupation Condition*: The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 2(b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 2(b), unless otherwise agreed in writing by 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).

Given the condition does not require the submission of a verification report, which itself is required under a separate condition, it is considered that sufficient information has been provided to discharge condition 1 in full. As such 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/25/0117
(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 Statement	Contamination Risk Assessment by Environmental Assessment Services Ltd dated July 2023 (Revised August 2024)		03.04.2025
Supporting Statement	Remediation Method Statement by Environmental Assessment Services Ltd dated October 2024 (Revised March 2025)		03.04.2025

DELEGATED

Case Officer sign/initial Alice Johnson Date: 27/05/2025

Authorising Officer sign/initial Tamara Dale Date: 29/05/2025