Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0240
Homefields Farm, Bulls Lane, Cowfold, West Sussex, RH13 8AP

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/21/1368

RELEVANT PLANNING HISTORY:

DC/21/1368	Part retrospective application for landscaping work comprising the formation of an earth bund and tree planting.	Application Permitted on 11.02.2022

PLANNING ASSESSMENT

Planning Application DC/21/1368 was granted consent on 11.02.2022. This permission was for the following:

Part retrospective application for landscaping work comprising the formation of an earth bund and tree planting.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Post-Completion Condition*: Within three months of the development hereby permitted being completed, a written verification report shall be submitted which demonstrates only soils suitable for the proposed use have been used. The verification report shall be undertaken by a suitably qualified and competent person and submitted and approved in writing by the Local Planning Authority, in consultation with the Council's Environmental Health Department. Any contaminated soils identified in the report shall be removed by an appropriately licensed waste removal contractor including all asbestos waste, and copies of the relevant documentation shall be provided to 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 submission includes a detailed contamination investigation report which comprises soil analysis results for the site. Key findings from the site investigation are:

- Soil Composition: The soil at various depths (up to 3.5 meters) generally consists of made ground with elements like clay, sand, gravel, limestone, brick, and other materials, including some geotextile fragments. Organic matter was detected, particularly in shallower layers.
- Contaminants: Several soil samples were tested for contaminants such as heavy metals, PAHs (Polycyclic Aromatic Hydrocarbons), and asbestos.

- Heavy Metals: Lead concentrations were elevated in some samples (up to 220 mg/kg in TP3), and other metals like arsenic, cadmium, and copper were present at varying levels.
- PAHs: Samples revealed elevated concentrations of some PAH compounds, notably Phenanthrene, Fluoranthene, and Benzo(a)pyrene, which can pose risks to human health.
- Asbestos: No asbestos was detected in the soil samples tested.
- Soil Suitability: Organic matter levels and other factors such as pH were within acceptable ranges for typical landscape and development purposes. However, the elevated contaminant levels, especially for lead and PAHs, suggest that remediation might be necessary in certain areas to reduce risks to human health.
- General Observations: The report includes detailed findings on soil moisture, cyanide, sulphides, and the presence of geotextile or plastic fragments. Overall, the findings point to a need for careful consideration of contamination when planning any further development or landscaping.

This analysis is critical in informing any future decisions on soil remediation and site development. The Council's Environmental Health Officer has reviewed the submitted documentation and has raised no objection to the proposed detail. The submitted information is therefore considered sufficient pursuant to condition 3.

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/24/0240
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Contamination Investigation Report by Southern Testing Environmental & Geotechnical dated 07 May 2021	J14766	24.09.2024

DELEGATED

Case Officer sign/initial RHERMITAGE Date: 21.10.2024

Authorising Officer sign/initial TDALE Date: 21.10.2024