



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0390

The Old Piggery, Fryern Road, Storrington, West Sussex, RH20 4BJ

DESCRIPTION:

Application for Approval of Details Reserved by Condition 1 to approved application DC/25/0434.

RELEVANT PLANNING HISTORY:

DC/25/0434	Prior Notification for Change of Use of an Agricultural Building with erection of a single storey rear extension to 1no dwellinghouse (C3 Use Class).	Prior Approval Required and PERMITTED on 12.06.2025
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PLANNING ASSESSMENT

Planning Application DC/25/0434 was granted consent on 12.06.2025. This permission was for the following:

Prior Notification for Change of Use of an Agricultural Building with erection of a single storey rear extension to 1no dwellinghouse (C3 Use Class)

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) 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).

A Preliminary Contamination Risk Assessment (August 2025) and an Asbestos Survey Report have been submitted with the application. The Preliminary Contamination Risk Assessment prepared by EAS Limited has recommended that further intrusive site investigation is required. It was recommended that a pre-demolition/refurbishment survey is completed in accordance with HSG264 prior to the commencement of works. Additionally, the Asbestos survey confirmed the presence of asbestos containing materials, including fragments of asbestos roofing. Due to the conditions of this material asbestos free fibre may be present in site soils.

Environmental Health confirmed that the information provided is sufficient to discharge part a) only of Condition 1 to the approved application DC/25/0434. It is therefore considered that part a) of the above condition can be agreed, with a note to applicant to advise that once further works/testing has taken place, a further approval of details application will be required in respect of the remainder of the condition.

Recommendation: Application Permitted

NOTE TO APPLICANT

The applicant is advised that a further approval of details application will be required in respect of Condition 1 b), c) and d), once it is confirmed that further intrusive surveys have been undertaken, and no contamination has been identified. This should be completed prior to the first occupation of the development.

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/25/0390

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Preliminary Contamination Risk Assessment	822/MMEPlanning/ TheOldPiggery/PC RA	09.12.2025
Supporting Docs	Asbestos Survey Report	NONE	09.12.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 23.01.2026

Authorising Officer sign/initial RHERMITAGE Date: 02.02.2026