Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0268
Land To The North of Grainingford Farmhouse, Horsham Road, Five Oaks, West Sussex, RH14 9AT

DESCRIPTION:
Application for Approval of Details Reserved by Condition 1 and 2 to approved application DC/23/1873

RELEVANT PLANNING HISTORY:

DC/23/1873	Prior Notification for Change of Use of Agricultural Building to 2No dwellinghouses (C3 Use class).	Prior Approval Required and PERMITTED on 04.12.2023

PLANNING ASSESSMENT
Planning Application DC/23/1873 was granted consent on 04.12.2023. This permission was for the following:

Prior Notification for Change of Use of Agricultural Building to 2No dwellinghouses (C3 Use class).

Consent is sought to discharge the details reserved by conditions 1 and 2: -

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), as recommended by the Desktop Study Report reference YEX4162 by Your Environment dated May 22 has been submitted to and approved, in writing, by the local planning authority:

(a) 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.

(b) 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.

(c) 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 (2021).

The submission is accompanied by an Albury SI Letter Report, dated 16.10.24, which notes that further testing of soils has been undertaken and that no elevated levels of contamination have been found. The report does though note that, '*a return visit to site was made 7th October 2024 to resample borehole 3 and samples obtained from 0.10m and 0.40m depth were submitted to the accredited laboratories operated by i2 Analytical for a broad suite of typical priority urban contaminants, which includes heavy metals, PAH, TPH and asbestos screening'.* It is however not clear how this 'resampling' was undertaken i.e. was the borehole redrilled in the same location and, if it was, how the consultant can have confidence that the samples are representative given the ground has previously been disturbed.

In response to this concern the applicant has now provided confirmation that the resampling was carried out by shallow hand excavation from 0.10m and 0.40m. The agent, having spoken to the consultant, has confirmed that they consider there would be no risk of the samples being impacted by previous ground disturbance.

It is considered that sufficient information has been provided in respect of contamination, and that the submitted details are therefore acceptable.

Condition 2:
Pre-Commencement Condition: Prior to the commencement of the development hereby permitted a noise impact assessment which quantifies and assesses the impact of road traffic noise on the residential amenity of future occupiers of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include details of a scheme to protect future residents from any adverse noise impacts. The scheme shall be carried out in accordance with the agreed details prior to the occupation of the dwelling and shall be retained as such thereafter.

Reason: To safeguard the amenities of future residents of the development hereby permitted, in accordance with the National Planning Policy Framework (2021).

The submission is accompanied by an Acoustic South East Road Traffic Noise Assessment, which concludes that, '*with standard thermal double glazing and MVHR applied, all habitable spaces within plots 1 and 2 comfortably achieve the required internal sound pressure levels in Table 4 of BS8233:2014'.* The applicant has confirmed that a MVHR system and appropriate glazing will be fitted to both dwellings, as set out in the acoustic report. The methodology, conclusions and mitigation set out within the acoustic assessment are considered acceptable.

Recommendation: Application Permitted

NOTE TO APPLICANT
The acoustic fencing shown on the plan is outside of the red line area for this Prior Approval. Planning Permission is likely to be required for the fencing, which has not been approved or considered as part of this Discharge application or the original Class Q application.

Plans list for: DISC/24/0268
(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 Docs	Road Traffic Noise Assessment	J3414	25.10.2024
Supporting Docs	Letter Addendum - Albury SI ltd	24/12780/A1/GO	25.10.2024
Plans	Appendix A- Proposed Redevelopment Plans	YEX4162	25.10.2024
Supporting Docs	Desktop Study Report	YEX4162	25.10.2024

Supporting Docs	PHASE 2 REPORT ON A SITE INVESTIGATION	24/12780/A/GO	25.10.2024

DELEGATED

Case Officer sign/initial Kate Turner Date: 06.01.2025

Authorising Officer sign/initial Guy Everest Date: 14.01.2025