Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0300
Bailey House, Barttelot Road, Horsham, West Sussex, RH12 1DQ

DESCRIPTION:
Approval of details reserved by condition 1 part (d) to approved application DC/20/0569

RELEVANT PLANNING HISTORY:

DC/20/0569	Prior approval for the change of use of offices (class B1(a)) to 15 apartments (class C3).	Prior Approval Required and PERMITTED on 05.05.2020

PLANNING ASSESSMENT
Prior approval for the change of use of offices (class B1(a)) to 15 apartments (class C3). was confirmed under DC/20/0569 on 5th May 2020.

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

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 appropriately addressed.

Parts a - c have previously been satisfactorily discharged under DISC/21/0078 (dated 11th May 2021).

The remaining element of this condition, part d, is therefore being sought under this application with a copy of an asbestos survey and removal statement. The Council's Environmental Health Team have reviewed the submitted details and have confirmed that this is sufficient to discharge the condition.

The requirements of the condition have therefore 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/24/0300
(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	Asbestos Survey and Removal		04.12.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 08/01/2025

Authorising Officer sign/initial Adrian Smith Date: 09/01/2025