Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0125
Small Barn, Capel Road, Rusper, West Sussex,

DESCRIPTION:
Approval of details reserved by condition 1(a) to approved application DC/24/1070.

RELEVANT PLANNING HISTORY:

DC/24/1070	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse (Class C3)	Prior Approval Required and PERMITTED on 08.11.2024.

PLANNING ASSESSMENT
Planning Application DC/24/1070 was granted consent on 08.11.2024. This permission was for the following:

Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse (Class C3)

Consent is sought to discharge the details reserved by 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).

The submitted details for this application include a Preliminary Contamination Risk Assessment and Groundsure contamination map. The report recommends that further intrusive site investigation in the form of visual assessment, soil sampling, and analysis may be required, with the Council's Environmental Health Team noting this is particularly important as a historic pond feature has been identified that may present a localised source of ground gas.

It is considered that the submission is sufficient to discharge part (a) of the condition, so that the works and details required through part (b) can be undertaken and submitted to the LPA for future approval. It is therefore recommended that part a) only of condition 1 to approved application DC/24/1070 is discharged, with the description amended accordingly.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is advised that a future approval of details application will be required in respect of the remaining parts of the condition, and once the recommended intrusive site investigation works have taken place and been assessed.

Plans list for: DISC/25/0125
(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	Groundsure Enviro+Geo Insight	NONE	08.04.2025
Supporting Docs	Preliminary Contamination Risk Assessment	787/CPPlanning/RusperBarn/PCRA	08.04.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 30.05.2025

Authorising Officer sign/initial Guy Everest Date: 03.06.2025