Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0277
Land at New Place Farm, Pulborough, West Sussex,

DESCRIPTION:
Approval of Details Reserved by Condition 8 to approved application DC/21/2321 (relating to contamination / remediation, parts c and d, with the exception of areas shown on plan 3750966-CR-112-XX-D-G-22202-C01 - Further Recommended Site Investigation Location Plan)

RELEVANT PLANNING HISTORY:

DC/21/2321	Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demotion of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure	Application Permitted on 07.07.2023

PLANNING ASSESSMENT
Planning Application DC/21/2321 was granted consent on 07/07/2023. This permission was for the following:
Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demotion of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure

Consent is sought to discharge the details reserved by conditions 8 (parts c and d).

Condition 8:
Pre-Commencement Condition: No development (including any ground clearance or site levelling) shall commence until the following components of a scheme to deal with the risks associated with contamination (including asbestos contamination) has been 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 development shall thereafter be carried out in accordance with the approved details. 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).

Parts (a) and (b) of this condition hare previously been discharged under DISC/24/0273 in December 2024, leaving the remediation measures and subsequent verification matters outstanding. This application therefore seeks to address the two outstanding parts of the condition.

Parts (c) and (d):
The Council's EH team have reviewed the submitted the Phase IV investigation report and the Remediation Strategy (by LEAP Environmental) and find the reports and methodology in the Remediation Strategy to be generally acceptable. However, there are a number of contamination 'hot spots' identified in the north-western part of the site which have been identified, and it is not clear if these 'hot spots' have been subject to further testing and delineation as proposed in the Phase IV investigation report recommendations.

At this stage, the Council's EH team are not comfortable with approving the discharge of parts c) and d) in full until there is a complete picture of the contamination risks on north-western part of the site. Officers further understand that the Phase IV report was completed some months ago and so it may be that this additional investigation work has been undertaken by now. Confirmation has been sought from the applicant on whether this has been undertaken, and understand that to date, no additional testing has been undertaken to clarify these two areas, although the applicant recognises that additional testing is necessary and the identified area will need to be subject to a further proportional remediation strategy.

Officers acknowledge that most of the site is uncontaminated, with these two residual areas located in parts of the site which are not subject to residential properties or gardens. However, the Council requires certainty across the whole of the development site that there would be no risks to humans, controlled waters and the wider environment, noting that there would still be human receptors within areas of public open space.

Accordingly, officers consider that these matters would be suitable for a specific partial condition discharge, excluding the identified areas from the current application (which are shown clearly on plan 3750966-CR-112-XX-D-G-22202-C01 - Further Recommended Site Investigation Location Plan, received 26th October 2026). The applicant is aware that further information is required in relation to the identified areas (or 'hot-spots').

The requirements of the condition have been satisfied insofar as the largest part of the site which is to be subject to development works, noting that the outstanding 'hot-spots' are located in public open space / play space, which will be required to come forward prior to any landscaping works being undertaken.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is advised that this partial discharge does not extend to areas around HA301, HA303 and TP420 (as identified on plan 3750966-CR-112-XX-D-G-22202-C01 - Further Recommended Site Investigation Location Plan), where the Council's Environmental Health Officer has identified the need for further contamination testing and supporting information of the 'hot-spots' to confirm the extent of any contamination present and the suitability of the proposed remediation measures.

NOTE TO APPLICANT

The applicant is advised that a separate application will be required to discharge parts c and d of this condition in respect of the areas around the 'hot-spots' / trial pits HA301, HA303 and TP420 as shown on plan 3750966-CR-112-XX-D-G-22202-C01 - Further Recommended Site Investigation Location

Plan. No works within the Countryside Park, Open Amenity Space, Pump Track located to the northern edge of the development site shall be commenced until these details have been submitted to and approved in writing by the Local Planning Authority.

The applicant is advised that the associated s106 agreement requires practical completion of the Pump Track, Countryside Park, LEAP and Open Amenity Space prior to occupation of 50% of the dwellings within the development site, and to ensure that testing takes place within the appropriate timeframe.

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/26/0277

(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	REMEDIATION METHOD STATEMENT		17.08.2026
Supporting Statement	Phase IV Site Investigation - Accessible Areas		17.08.2026
Details plan	3750966-CR-112-XX-D-G-22202-C01 - Further Recommended Site Investigation Location Plan		26.10.2026

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 27.10.2026

Authorising Officer sign/initial J Hawkes Date: 27.10.2026