Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0112
Nutbourne Place Farm, Nutbourne Lane, Nutbourne, West Sussex, RH20 2HF

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/24/1506.

RELEVANT PLANNING HISTORY:

DC/24/1506	Replacement of existing nursery building and erection of dwellinghouse and associated staff facilities, ground mounted solar panels, upgrading of glasshouses to make them water and energy efficient and biodiversity enhancements.	Application Permitted on 31.01.2025.

PLANNING ASSESSMENT

Planning Application DC/24/1506 was granted consent on 31.05.2025. This permission was for the following:

Replacement of existing nursery building and erection of dwellinghouse and associated staff facilities, ground mounted solar panels, upgrading of glasshouses to make them water and energy efficient and biodiversity enhancements.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

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

The site investigation did not identify any areas of concern; however, they recommend that a discovery strategy is put in place while ground works and laying of new services are completed. Environmental Health recommended that only parts a), b) and c) are discharged. The condition should not be fully discharged until the competent person has confirmed that no previously unidentified contamination has been encountered. However, from the evidence provided, nothing has been found to require further assessment and so it is considered that the condition can be fully discharged.

Recommendation: Application Permitted

INFORMATIVE
If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

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/25/0112
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Contaminated Land Intrusive Investigation	NONE	01.04.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 16.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 27.05.2025