

[REDACTED]

From: [REDACTED]
Sent: 09 April 2026 11:04
To: [REDACTED]
Subject: RE: DC/26/0158 - Nash Manor LLower Nash Nutbourne Lane Nutbourne EH response

Hi Bethan

I have gone through the ground contamination reports provided by Ashdown Site Investigation Limited and I have some outstanding questions regarding the site investigation and an the proposed remediation strategy .

The investigation of the site is focused in the area to comprise the gardens and only limited investigation has been carried out within footprint of the building to be demolished. It is presumed that this is because it is considered the footprint of the new building will limit any exposure. However the limited sampling and analysis has identified areas of elevated hydrocarbons with the footprint of the existing barn.

Although the site investigation has confirmed shallow made ground is present across the site, no testing of the underlying natural soils has been undertaken

A further concern is the comment in the Preliminary Ground Contamination Risk Assessment Report that

“The corrugated cement materials noted in the building may contain asbestos, fragments of which may have become incorporated into soils due to weathering, damage or the installation process.”

and

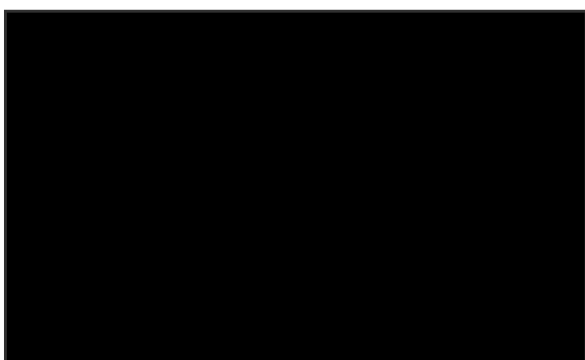
”The risk assessment assumes that, should asbestos be identified within buildings or infrastructure, any such materials will be managed in accordance with current legislation and guidance, to ensure this does not represent an ongoing risk to end users and, specifically, to manage risk of asbestos materials being introduced into the underlying soils.”

I appreciate there is now little time to seek further clarification on these matters so if the application is approved I would recommend that the following conditions are attached with respect to ground contamination risks:

1. Following the completion of the site clearance works approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination, including asbestos contamination, of the site and extant structures shall each be submitted to and approved, in writing, by the local planning authority:
 - a) A site investigation scheme, based on Preliminary Ground Contamination Risk Assessment Report prepared by Ashdown Site Investigation Limited refence R16834 dated 29th September 2025 to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - b) The site investigation results and the detailed risk assessment (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

2. Prior to the first occupation (or use) of any part of the development hereby permitted, a contamination verification plan shall be submitted to and approved, in writing, by the Local Planning Authority. The verification plan shall provide details of the data collected in order to demonstrate that the works set out in Condition [1] are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.
3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
4. No soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority



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