



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0087
Stumbleholme Farm , Rusper Road, Ifield, West Sussex, RH11 0LQ

DESCRIPTION:

Application for Approval of Details Reserved by Condition 1 (a) and (b) to approved application DC/25/1166

RELEVANT PLANNING HISTORY:

DC/25/1166 Prior Notification for change of use from an Prior Approval Required and agricultural buildings to 10no. dwellings (C3 Use PERMITTED on 08.09.2025 Class).

PLANNING ASSESSMENT

Planning Application DC/25/1166 was granted consent on 08.09.2025. This permission was for the following:

“Prior Notification for change of use from an agricultural buildings to 10no. dwellings (C3 Use Class).”

Consent is sought to discharge the details reserved by conditions 1 (a) and (b).

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) Prior to the first occupation of any dwelling hereby approved, 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 shall be submitted to and approved in writing by the Local Planning Authority.

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).

A Contamination Risk Assessment has been submitted during the course of the application and Environmental Health have been consulted. Several contaminated materials have been found as part of the risk assessment including asbestos, heavy metals and polycyclic aromatic hydrocarbons (PAHs). The report recommends that remediation is undertaken however the remediation described is limited. As such, only parts a) and b) can be approved, with further information including a remediation method statement by a competent person being required to approve parts c) and d).

The requirements of condition a) and b) have been satisfied.

Recommendation: Application Permitted

The details submitted in support of Condition 1 a) and b) are approved.

NOTE TO APPLICANT

The applicant is advised that the discharge of condition notice relates only to parts (a) to (b) of condition 1, and that the remaining part of the condition (c) and (d) will require formal discharge at a later date with (d) prior to the occupation of the development should the applicant wish to pursue the permission. Accordingly, only the discharge of parts (c) inhibits the applicant's ability to commence the development.

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/26/0087

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Preliminary Contamination Risk Assessment by Environmental Assessment Services Ltd dated February 2026	852a/MME/William Farmer/StumbleholmeFarm/CRA	16.03.2026
Supporting Docs	Preliminary Contamination Risk Assessment by Environmental Assessment Services Ltd dated October 2025	852/MME/William Farmer/StumbleholmeFarm/PCRA	16.03.2026

DELEGATED

Case Officer sign/initial Hannah Darley

Date: 11th May 2026

Authorising Officer sign/initial

Date: