Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0298
Chanctonbury Nurseries , Rectory Lane, Ashington, West Sussex, RH20 3AS

DESCRIPTION:
Approval of details reserved by condition 3 (parts a-c) to approved application DC/24/1081.

RELEVANT PLANNING HISTORY:

DC/22/0372	Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping.	Application Permitted on 05.09.2023

PLANNING ASSESSMENT
Planning Application DC/22/0372 was granted consent on 04/09/2023. This permission was for the following:
Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping.

This planning permission has been subject to a s73 variation under new planning permission DC/24/1081. Consent is sought to discharge the details reserved by condition 3 (parts a-c) of this later amended planning permission DC/24/1081.

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 accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015) and policy ASH10(xi) of the Ashington Neighbourhood Plan.

Following review of the submitted Phase II Site Investigation Report and Remediation Method Statement, and associated plans and documents, and a site visit by the Council's Environmental Health team, a number of queries have been raised, and which have been followed up with additional or revised information from the applicants.

However, upon review of the submitted information, the Council's Environmental Health Team are of the view that there are a number of outstanding matters which require further clarification. Council officers have therefore been in discussions with the applicants and the specialists in order to address the presence of contamination at the site, and how to deal with its remediation. Following a significant amount of correspondence and a further exchange of details, Council officers are now satisfied with the proposed measures

Therefore, the condition can now be discharged, insofar as parts a-c.

Recommendation: Application Approved

INFORMATIVE
The applicant is advised that part (d) of the condition remains to be discharged as this concerns the verification that the contaminated land remediation proposals have been implemented in accordance with the agreed details.

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/24/0298
(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	Phase II Site Investigation	V.1.07	25.03.2025
Supporting Docs	Remediation Method Statement	V.1.04	25.03.2025
Supporting Docs	Remediation Implementation Plan	V.4.5	25.03.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 04.04.2025

Authorising Officer sign/initial Adrian Smith Date: 07/04/2025