

Planning Department
Horsham District Council
Chart Way
Horsham
West Sussex

26 June 2025
Ref: JC/Let/P2040

Dear Sir / Madam

Discharge of Condition: Application for the Discharge of Condition 1 pursuant to application reference DC/24/1087 (*Prior Notification for Change of Use of Agricultural Building to 5no dwellinghouses*) at Lower Perryland Farm Basing Hill Access Road Dial Post West Sussex.

This application has been submitted online via the Planning Portal under reference **PP-14125764** and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Condition 1 (Contamination) pursuant to application reference DC/24/1087 which received consent for the aforementioned development on 25 September 2024.

Condition 1 is set to be discharged prior to commencement of development and is detailed below.

Condition 1 - Contamination

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.

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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.

Please find enclosed the following documents which have been submitted in support of the discharge of Condition 1.

- **ON251025-ON-PD-XX-RP-G-701-C01 Issue**
- **ON251030-ON-PD-XX-RP-G-713-C01 Issue**
- **Dialpost Lower Perryland Farm RMS issue**

A Phase I Desk Study has been prepared to fulfil part a) of the condition. Following the identification of asbestos risk as outlined in the Phase I Desk Study, a Phase II Site Investigation Report and Remediation Strategy have been prepared to fulfil parts b) c) and d).

We trust the accompanying documents are sufficient to discharge Condition 1 in full.

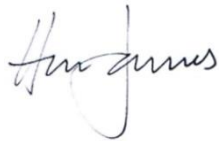
Conclusion

To conclude we trust this letter and accompanying documents are sufficient to fully discharge Condition 1 as outlined above, pursuant to application reference DC/24/1087 at Lower Perryland Farm Basing Hill Access Road Dial Post West Sussex.

We look forward to receiving written confirmation of the discharge of these conditions in the very near future.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Huw James MRTPI
Director