



Phil Rowe
Melton Lodge
Rusper Road
Newdigate
RH5 5BX

Our ref: DISC/25/0201
Your ref: Hillybarn FARM The Mount
Ifield Crawley West Sussex
RH11 0LF - disch contamin
Email: planning@horsham.gov.uk
Direct Line: 01403 215 174
If Calling Please ask for: Steve Astles
Date: 20th August 2025

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

**Application for Approval of Details Reserved by Condition 1(a) to approved application
DC/22/1918**

Hillybarn Farm The Mount Ifield West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following 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 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).

Date of approval - 20th August 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Preliminary Contamination Risk Assessment Jan 2023		26.06.2025

Notes to Applicant:

The applicant is advised that this decision relates to solely to condition 1(a). A further approval of details application will be required in respect of parts (b), (c) and (d) once the works set out in the Preliminary Contamination Risk Assessment have been completed and the related evidence is available.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control