Horsham District Council

Laura Black
SLR Consulting
Mountbatten House
1 Grosvenor Square
Southampton
SO15 2JU

Our ref:	DISC/24/0061
Your ref:	Wellcross Farm Outline Condit...
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	7th August 2024

Dear Sir/Madam,

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

Approval of details reserved by condition 19 c) ONLY (Contamination) ALL PHASES to application DC/19/1897 (141 units of accommodation (C2 Use) and community facilities including restaurant, cafe, shop, hairdressers, spa and consultation/treatment suite, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).

Wellcross Farm Five Oaks Road Slinfold West Sussex

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

19. Prior to the commencement of development (of each phase of the development hereby permitted) the following components of a scheme to deal with the risks associated with contamination, including asbestos contamination, of the site shall each be submitted to and approved, in writing, by the local planning authority: a) A preliminary risk assessment for each phase which has identified: o all previous uses o potential contaminants associated with those uses o a conceptual model of the site indicating sources, pathways and receptors o potentially unacceptable risks arising from contamination at the site; b) A site investigation scheme for each phase, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site; c) 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 within each phase. The development shall be completed in accordance with the approved details, unless otherwise agreed to, and approved in writing, by the Local Planning Authority.

Date of approval - 7th August 2024

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	REMEDIATION METHOD STATEMENT REV 03 12/06/2024 by Ridge June 2024 5016405-RDG-XX-ST-DOC-C00-RMS01.2 Discharge of Condition 19 Attached to Appeal Ref: APP/Z3825/W/20/3262938 LAND AT WELLCROSS FARM, BROADBRIDGE HEATH		24.06.2024

Notes to Applicant:

The Council draws the applicant's attention to Chapter 7 of the Remediation Method Statement REV 03 by Ridge and Partners LLP, which sets out the following commitment:

7. VALIDATION OF REMEDIAL ACTIONS
7.1. Validation Report On completion of remedial works a Validation Report will be prepared for submission to the Statutory Authorities, to allow full discharge of the relevant planning conditions. The Validation Report provides a complete record of all remediation activities on site and the data collected as identified in the Validation Plan (Section 6.7) to support compliance with the agreed remediation objectives and criteria.

The report incorporates all site data and measurements of quality-critical parameters.

The Report should be produced by a qualified environmental specialist (such as Ridge) and should include a final statement that outlines that the site is suitable for the intended use and poses minimal or no risks to identified receptors.

The Council therefore invites the Applicant to submit, before the development is occupied, a certification (Validation) report to the Local Planning Authority which details and confirms that all of the measures as detailed in Ridge and Partners LLP Remediation Method Statement REV 03 dated 12/06/2024, have been adhered to and implemented to the Council's satisfaction.

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