Horsham District Council

Miss Kristina King
Barratt Redrow Southern Counties
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Our ref:	DISC/26/0277
Your ref:	Pulborough OUT Cond. 8 PART DISCHARGE
Email:	planning@horsham.gov.uk
Direct Line:	01403 215238
If Calling Please ask for:	Nicola Pettifer
Date:	27th October 2026

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 8 to approved application DC/21/2321 (relating to contamination / remediation, parts c and d, with the exception of areas shown on plan 3750966-CR-112-XX-D-G-22202-C01 - Further Recommended Site Investigation Location Plan)

Land at New Place Farm Pulborough West Sussex

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

8. **Pre-Commencement Condition**: No development (including any ground clearance or site levelling) shall commence until the following components of a scheme to deal with the risks associated with contamination (including asbestos contamination) has been 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 development shall thereafter be carried out in accordance with the approved details. 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 - 27th October 2026

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
Details plan	3750966-CR-112-XX-D-G-22202-C01 - Further Recommended Site Investigation Location Plan		26.10.2026
Supporting Statement	REMEDIATION METHOD STATEMENT		17.08.2026
Supporting Statement	Phase IV Site Investigation - Accessible Areas		17.08.2026

Notes to Applicant:

The applicant is advised that this partial discharge does not extend to areas around HA301, HA303 and TP420 (as identified on plan 3750966-CR-112-XX-D-G-22202-C01 - Further Recommended Site Investigation Location Plan), where the Council's Environmental Health Officer has identified the need for further contamination testing and supporting information of the 'hot-spots' to confirm the extent of any contamination present and the suitability of the proposed remediation measures.

The applicant is advised that a separate application will be required to discharge parts c and d of this condition in respect of the areas around the 'hot-spots' / trial pits HA301, HA303 and TP420 as shown on plan 3750966-CR-112-XX-D-G-22202-C01 - Further Recommended Site Investigation Location Plan. No works within the Countryside Park, Open Amenity Space, Pump Track located to the northern edge of the development site shall be commenced until these details have been submitted to and approved in writing by the Local Planning Authority.

The applicant is advised that the associated s106 agreement requires practical completion of the Pump Track, Countryside Park, LEAP and Open Amenity Space prior to occupation of 50% of the dwellings within the development site, and to ensure that testing takes place within the appropriate timeframe.

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