WS PLANNING & ARCHITECTURE
30 years of unlocking potential

Ms. E. Parkes
Head of Development and Building Control
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex RH12 1RL

July 2024

Our Ref: J004005

Dear Ms. Parkes,

DETAILS PURSUANT TO CONDITIONS 15 & 21 (PLOTS 1 AND 2) OF PLANNING PERMISSION APPROVED UNDER DC/22/1690 ON LAND AT THREALS FARM, THREALS LANE, WEST CHILTINGTON, WEST SUSSEX

I refer to the above. WS Planning & Architecture have been instructed by Whiteoak Developments Ltd to prepare and submit a planning application in relation to Details pursuant to Conditions 15 and 21 (Plots 1 and 2) of planning permission approved under DC/22/1690 on land at Threals Farm, Threals Lane, West Chiltington, West Sussex. In support of the application we attach,

- Completed application forms,
- Copy of Decision Notice for Application Ref: DC/22/1690
- Topsoil Validation Letter prepared by Patrick Parsons
- TOC Removal Validation Letter prepared by Patrick Parsons
- Gas Membrane Installation Validation Report prepared by MEC Environmental Ltd

This letter should be read in conjunction with the submitted documents.

Condition 15

Condition 15 of the planning permission approved states that,

> *"Pre-Occupation Condition: The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the contamination remediation scheme required and approved under the provisions of condition 4 has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme*

approved under condition 4, unless otherwise agreed in writing by the Local Planning Authority."

Details pursuant to Condition 15

Attached to this submission are,

- Topsoil Validation Letter prepared by Patrick Parsons, as required by section 4.3 "Capping Validation" of the Remediation Method Statement,
- TOC Removal Validation Letter prepared by Patrick Parsons, as required by section 4.4 "Removal of Organic Made Ground" of the Remediation Method Statement,
- Gas Membrane Installation Validation Report prepared by MEC Environmental Ltd, as required by section 4.7 "Gas Protection Verification" of the Remediation Method Statement.

The details within such display in full the compliance with the recommendations of the Remediation Method Statement in relation to Plots 1 and 2.

Condition 21

Condition 21 of the planning permission approved states that,

"Regulatory Condition: No soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitable qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority. Prior to the first occupation (or use) of any part of the development hereby permitted, a written verification report shall be submitted which demonstrates only soils suitable for the proposed use have been placed. The verification report shall be submitted and approved, in writing, by the Local Planning Authority."

Details pursuant to Condition 21

Attached to the submission is the Topsoil Validation Letter prepared by Patrick Parsons which provides a verification report with the chemical testing and assessment of the soils for plots 1 and 2.

If you have any queries regarding the above or require clarification on any matters, please do not hesitate to contact me and I can liaise with the appropriate consultant.

Yours sincerely,



Felix Smithson
Graduate Planner