Horsham District Council

Mr Douglas Edwards
Douglas J P Edwards
Blonks Barn
Hooklands Lane
Shipley
Horsham
West Sussex
RH13 8PY

Our ref:	DISC/25/0007
Your ref:	DELSPRIDE - PRIOR APPROVAL
Email:	planning@horsham.gov.uk
Direct Line:	01403 215184
If Calling Please ask for:	Kate Turner
Date:	6th March 2025

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 1(a) approved application DC/23/1625

Bryants Barn Lot 1 Delspride Kent Street Cowfold

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

1. Prior to the commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the local planning authority), the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, shall each 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.

   Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved

Date of approval - 6th March 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 Statement	PHASE I GEO-ENVIRONMENTAL INVESTIGATION	LS6213	03.01.2025

Supporting Docs	Land Science- Site walkover Record		03.01.2025
Supporting Docs	Envirocheck Report- Datasheet	LS6213	03.01.2025

Notes to Applicant:
The applicant is advised that a further approval of details application will be required in respect of condition 1(b), (c) and (d), once the results of the site investigation (approved under part (a)) are known.

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