



Mrs Charlotte Catton-Giltinane  
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Our ref: DISC/26/0064  
Your ref: DOC for DC/25/0816 - Mill Farm  
Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)  
Direct Line: 01403 215180  
If Calling Please ask for: Jacques Burrowes  
Date: 11th May 2026

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 2 to approved application  
DC/25/0816**

**Mill Farm Mill Lane Itchingfield West Sussex**

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

2. **Pre-Commencement Condition:** Prior to the commencement of development approved by this planning permission (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.

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) A site investigation scheme, 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) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- d) Prior to the occupation of the dwelling, 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.

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

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 - 11th May 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 |
|----------------------|--------------------------------------------------------------------------------------------------------|------------------------------------|---------------|
| Supporting Statement | Technical Note by Ground Condition Consultants dated 27 April 2026                                     | J26-089-R01 V1                     | 28.04.2026    |
| Supporting Statement | Cover Letter                                                                                           | NONE                               | 23.02.2026    |
| Supporting Docs      | Enviro Insight by Groundsure dated 15/05/2020                                                          | HMD-47-6764651                     | 23.02.2026    |
| Plans                | Historic Maps                                                                                          |                                    | 23.02.2026    |
| Supporting Docs      | Preliminary Contamination Risk Assessment by Environmental Assessment Services Ltd dated February 2026 | 876/NJA/Robinson/ MillFrm/PCRA2026 | 23.02.2026    |

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