

Planning Department
Albery House
Springfield Rd
Horsham
RH12 2GB

25th March 2026

Dear Sir / Madam

DC/25/0707

Discharge of Condition 1 (A) – (D)

This letter accompanies a Discharge of Condition application relating to the change of use of agricultural building into 1 No. Dwelling.

Background

Prior Approval was granted under reference DC/25/0707 for the following:

Prior Notification for the Change of Use of Agricultural Building to 1no. dwellinghouse

The approval was subject to Pre-Commencement Condition 1 which requires the following:

- 1 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site 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) 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 scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Condition 1

A Preliminary Investigation Report (PIR) has been prepared by **Land Science** for Land at Gorelands Farm, Stane Street, North Heath, Horsham, RH20 1DN in support of the proposed conversion of existing agricultural building to residential use.

The PIR was undertaken and following completion recommended a Phase II survey to be undertaken to reduce uncertainty of potential contamination on site and to comprise the following items:

- All holes to be scanned with CAT and Genny
- 6-8No. 2-3m deep windowless sampler boreholes
- Contamination laboratory analysis

The Phase II Survey was undertaken by Soils Limited, following the testing of the boreholes the investigation has not established any risk to the Human Health, Building Structures and Services and Groundwater receptors, so remediation is not required. A discovery strategy must be put in place to address any unexpected contamination during the development works. All recommendations are subject to local authority agreement and approval, which should be sought at the soonest opportunity.

The submitted Phase I & II Contamination Assessments reports are considered sufficient to allow Condition 1 parts A to D to be discharged.

Please do not hesitate to contact me if you have any queries or require further information.

Yours faithfully



Charlotte Catton-Giltinane AssocRTPI
Senior Planner
Planning and Development

Enc.
Phase I Contamination Assessment
Phase II Contamination Assessment