

156 Brambletye Park Road
Redhill
RH1 6ED

Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

30 January 2026

RE: Application for the Discharge of Conditions 3, 4, 5, and 6 regarding Planning Permission DC/25/0040

Site: Sir Roberts Farm, Goose Green Lane, Goose Green, West Sussex, RH20 2LW

Proposal: Demolition of existing dwelling, change of use of land from paddock to residential curtilage, and erection of a replacement four-bed barn style dwelling with detached garage.

Dear Horsham Planning Authority,

Following the grant of planning permission for the above-referenced development on 6 August 2025, I am formally submitting the necessary documentation and evidence to discharge Pre-Commencement Conditions 3, 4, 5, and 6.

The following information is provided in support of this application:

Condition 3: Tree Protection

In accordance with the requirements of Condition 3, I am submitting photo evidence confirming that all trees designated for retention, both on-site and those off-site with root protection areas ingressing into the site, have been fully protected. As required, tree protective fencing has been affixed to the ground in full accordance with Section 6 of BS 5837 (2012) and the approved Tree Protection Plan (Duckworths Arboriculture Ltd Sir Roberts Farm TPP 06670 2025 0.2). I confirm this fencing will be maintained throughout the duration of the development.

Condition 4: Contamination (Preliminary Risk Assessment)

As required by part (a) of Condition 4, I am submitting:

- Land Contamination Preliminary Risk Assessment (PRA), Phlorum June 2022.;
- and

- Technical Note (ref. RS/14441_V3/SC) dated 3 December 2025 produced by Phlorum, confirming the conclusions of the June 2022 PRA following a site visit on 24 November 2025.

Condition 5: Verification of Remediation

Condition 5 requires verification that a remediation scheme (if required under Condition 4c) has been implemented prior to occupation. Based on the findings of the submitted PRA (Condition 4) and associated Technical Note, it is submitted that no significant contamination risks were identified that necessitate intrusive investigation or remediation measures. Consequently, it is requested that Condition 5 be discharged as not being required for this development.

Condition 6: Construction and Environmental Management Plan

Please find attached a comprehensive Construction and Environmental Management Plan (CEMP). This document provides the required details regarding management responsibilities, high-impact activities, site working hours, community liaison, logistics (parking/deliveries/storage), and mitigation measures for dust and noise to safeguard the amenity of nearby occupiers. The CEMP also identifies sensitive receptors such as Sir Robert's Cottage, Bucks Farm, and Bowford Cottages and establishes clear communication procedures.

I trust the enclosed information is sufficient to discharge these conditions. Please do not hesitate to contact me at the address above or via the contact details provided in the original application if you require any further clarification.

Yours faithfully,

Michael Isherwood