White & Sons Est. 1817

jds/am

1 May 2025

Barbara Childs
Director of Place
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Dear Ms. Childs,

Re: DC/24/0084 – Amiesmill Farm, Kerves Lane, Horsham, West Sussex RH13 6RL – Discharge of condition 1

I refer to the above permission. We have been instructed by Mr. Nigel Francis to prepare an application to discharge condition 1 of DC/24/0084. The application concerns a prior approval of the change of use of an Agricultural Building to a single dwellinghouse and associated building works at Amiesmill Farm, Kerves Lane, Horsham.

For clarification the condition applicable to the permission stated below:

> ***"1) No development shall take place until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency, Land Contamination Risk Management (LCRM) (or equivalent British Standard and Model Procedures if replaced), has been submitted to and approved in writing by the Local Planning Authority. If any contamination is found, no development shall take place until:***
>
> ***i)*** ***a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority;***
>
> ***ii)*** ***the site has been remediated in accordance with the approved measures and timescale; and***
>
> ***iii)*** ***a verification report has been submitted to and approved in writing by the Local Planning Authority.***

This covering letter and the application form is supported by the following document:

- Land Contamination Risk Assessment undertaken by Environmental Assessment Services Ltd

Condition 1

In respect of contamination the supporting assessment confirms no environmental or health hazards within the existing building with there being no obvious spills or significant leaks within or adjacent to the barn. In addition, there is no identifiable materials that contain asbestos. The supporting information confirms that the risk of exposure to future users is low subject to the protection measures to alleviate risks identified further afield and that appropriate steps will need to be taken by site workers during any associated works. The overall risk rating for the site is therefore identified as being 'low to moderate' with there being the potential for this to be confirmed as being 'low' subject to the recommendations given in the report.

The report requires any unexpected contamination identified during the development phase to be notified to the Council and any necessary remediation work carried out as a required. This will be undertaken in line with the requirements of condition 2 of the appeal decision which is only triggered if contamination is found and it states:

> ***2) If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended until:***
> ***i) additional measures for the remediation of the site have been carried out in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority; and***
>
> ***ii) a verification report for all the remediation works has been submitted to and approved in writing by the Local Planning Authority."***

I hope that this is acceptable and that the application to discharge the condition can be approved without delay. However, if you have any comments or queries, please do not hesitate to contact us.

Yours sincerely

[redacted]

Alex Moseley MRTPI
Principal Planner

[redacted]