Horsham District Council

Mr Paul Carnell
ECE Planning
64-68 Brighton Road
Worthing
West Sussex
BN11 2EN

| | |
|---|---|
| Our ref: | DISC/25/0181 |
| Your ref: | P1882i Moatfield DOC Con 2 |
| Email: | planning@horsham.gov.uk |
| Direct Line: | 01403 215 258 |
| If Calling Please ask for: | Shazia Penne |
| Date: | 1st August 2025 |

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 1 to approved application DC/25/0307**

**Moatfield Farm Kings Lane Cowfold West Sussex**

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

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.

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 - 1st August 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 Docs | Preliminary Investigation Report (pages 1-40) | 20022/PIR_R26 | 06.06.2025 |
| Supporting Docs | Preliminary Investigation Report (pages 41-90) | 20022/PIR_R26 | 06.06.2025 |
| Supporting Docs | Preliminary Investigation Report (pages 91-110) | 20022/PIR_R26 | 06.06.2025 |
| Supporting Docs | Preliminary Investigation Report (pages 111-121) | 20022/PIR_R26 | 06.06.2025 |
| Supporting Docs | Preliminary Investigation Report (pages 122-142) | 20022/PIR_R26 | 06.06.2025 |
| Supporting Docs | Supplementary Contamination Investigation Report | 21191/SCIR 1.0 | 06.06.2025 |
| Supporting Statement | Covering Letter | PC/Let/P1882i | 06.06.2025 |

Notes to Applicant:

*Condition 1 Part D*
The applicant is advised that the discharge of condition notice relates only to part (a-c) of condition 1, and that the remaining parts of the condition (d) will require formal discharge at a later date prior to the occupation of the development should the applicant wish to pursue the permission. Accordingly, the discharge of part (a) only does not inhibit the applicant's ability to commence the development.

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