Horsham District Council

Mr Spencer Copping
WS Planning & Architecture
5 Pool House
Bancroft Road
Reigate
RH2 7RP

Our ref:	DISC/24/0219
Your ref:	J004005 - Threals Farm Conditions 15 & 21 - Plot 4
Email:	planning@horsham.gov.uk
Direct Line:	01403 215184
If Calling Please ask for:	Kate Turner
Date:	4th February 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 15 and 21 to approved application DC/22/1690 (plot 4)

Development at Threals Farm Threals Lane West Chiltington West Sussex

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

15. **Pre-Occupation Condition**: The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the contamination remediation scheme required and approved under the provisions of condition 4 has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4, unless otherwise agreed in writing by 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 - 4th February 2025

21. **Regulatory Condition**: No soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority. Prior to the first occupation (or use) of any part of the development hereby permitted, a written verification report shall be submitted which demonstrates only soils suitable for the proposed use have been placed. The verification report shall be submitted and approved, in writing, by 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 - 4th February 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	TOPSOIL CAPPING VALIDATION REPORT - PLOT 04	THF-PPC-00-XX-RP-G-0006 - HA/10066/Topsoil_Validation_Plots 04	28.08.2024
Supporting Statement	Covering Letter	J004005	28.08.2024
Supporting Docs	TOC REMOVAL VALIDATION LETTER REPORT	THF-PPC-00-XX-RP-G-0007	28.08.2024
Supporting Docs	Gas Membrane Installation Validation Report		28.08.2024
Supporting Docs	J004005 - Threals Farm, Threals Lane - Conditions 15 and 21 - Plots 1 and 2 (DISC/24/0185) - Plot 4 (DISC/24/0219)		03.10.2024

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