



**Horsham
District
Council**

Mr Andrew Leahy
Bespoke Property Consultants
Arundene Orchard
Rudgwick
Horsham
RH12 3BT

Our ref: DISC/26/0016
Your ref: Copped Hall Dairy - Condition:
3 & 4
Email: planning@horsham.gov.uk
Direct Line:
If Calling Please ask for: Daniel Holmes
Date: 6th May 2026

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 Conditions 3 and 4 to approved application
DC/19/1257.**

Copped Hall Farm Okehurst Lane Billingshurst West Sussex

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

3. No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Date of approval - 6th May 2026

4. No development shall commence 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's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the Local Planning Authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the Local Planning Authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the Local Planning Authority within 15 days of the report being completed and approved in writing by the Local Planning Authority

Date of approval - 6th May 2026

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	Percolatin Test Results Hole 1		23.03.2026
Supporting Docs	Flood Risk Summary		23.03.2026
Supporting Docs	Clenviron Performance Certificate		23.03.2026
Details plan	Clenviro Treatment Plant drawing		23.03.2026
Supporting Docs	Clenviron Treatment Plant Manual		23.03.2026
Details plan	Foul Drainage Plan	575 02 A	23.03.2026
Supporting Docs	Old Copped Hall Dairy Drainage Survey Record		23.03.2026
Details plan	Proposed Drainage Plan	575 02 A	23.03.2026
Supporting Docs	Percolation Test Results hole 2		23.03.2026
Supporting Docs	Drainage Plan		16.01.2026
Supporting Docs	Final certificate		16.01.2026
Supporting Docs	Clearance of Conditions 3 and 4 on Approval DC/19/1257 - Copped Hall Old Dairy		16.01.2026
Supporting Docs	REMEDIATION VERIFICATION SAMPLING REPORT		16.01.2026

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