Horsham District Council

Mrs Charlotte Catton-Giltinane
Batcheller Monkhouse
New Batram House
3-5 Swan Court
Station Road
Pulborough
RH20 1RL

Our ref:	DISC/24/0283
Your ref:	Discharge of Condition 1 parts a) to c) relating to DC/22/0801 Billhook Farm
Email:	planning@horsham.gov.uk
Direct Line:	01403 215059
If Calling Please ask for:	Halima Chowdhury
Date:	27th December 2024

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(a), (b) and (c) to approved application DC/22/0801

Billhook Farm West Chiltington Lane Coneyhurst West Sussex

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

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.

   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 - 27th December 2024

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	COMBINED PHASE I AND PHASE II CONTAMINATION ASSESSMENT		07.11.2024
Supporting Docs	REMEDIATION METHOD STATEMENT		07.11.2024

Notes to Applicant:
The applicant is advised that a further approval of details application would be required in respect of condition 1(d). This application would need to be accompanied by a validation report (as detailed within the Remediation Method Statement) and include a site plan which delineates the areas where remediation has been undertaken.

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