Horsham District Council

Mr Ross Dawson
Benjamin Allen Construction
Devonshire House
High Street
Woodmancote
West Sussex
BN5 9BA

Our ref:	DISC/25/0056
Your ref:	Woodhouse Farm
Email:	planning@horsham.gov.uk
Direct Line:	01403 215184
If Calling Please ask for:	Kate Turner
Date:	14th May 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(a) to approved application DC/24/1692

Woodhouse Farm Wheatsheaf Road Woodmancote 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**: Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, shall each 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.

   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 - 14th May 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 Contamination Risk Assessment		21.02.2025
Supporting Docs	Groundsure Report		21.02.2025

Notes to Applicant:
The applicant is advised that a further submission would be required in respect of (b), (c) and (d) of condition 1 of DC/24//1962, with any future submissions according with the recommendations set out in Section 9 of the Preliminary Contamination Risk Assessment.

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