Horsham District Council

Mrs Rosina Green
Sunninghill Construction Company Ltd
33 Boltro Road
Haywards Heath
West Sussex RH16 1BP
Haywards Heath
RH16 1BP

Our ref:	DISC/25/0216
Your ref:	Condition 9 Discharge Fairfield Cottages, Cowfold
Email:	planning@horsham.gov.uk
Direct Line:	01403 215521
If Calling Please ask for:	Amanda Wilkes
Date:	24th September 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by condition 9 (contamination) to approved application DC/22/2010 (Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works).

15 Fairfield Cottages, Cowfold, West Sussex, RH13 8BL

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

9. **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) An intrusive site investigation 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.
(b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) 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 - 24th September 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	Remediation Strategy Rev 2 dated 22nd September 2025 by Ashdown Site Investigation	R16892	23.09.2025
Supporting Docs	Supplementary Ground Contamination Risk Assessment Issue 2 dated 22 September 2025 by Ashdown Site Investigation	R16892	23.09.2025

Notes to Applicant:
The level of lead detected in the made ground in WS204 was only marginally below its generic assessment criteria value. Given this and the fact that elevated levels of PAHs and lead were detected during the previous investigation it is considered crucial that the requirements of the remediation strategy are closely followed.

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