dowsettmayhew
Planning Partnership

EMAIL ONLY

Robert Hermitage
Principal Planning Officer
Development Management
Horsham District Council

robert.hermitage@horsham.gov.uk

Mocatta House
Trafalgar Place
Brighton
BN1 4DU

☏ 01273 671174
Email dale.mayhew@dowsettmayhew.com
URL www.dowsettmayhew.com

9 May 2025

Dear Robert

Local Planning Authority Reference: DISC/25/0067

Application for Approval of Details Reserved by Condition 1 (Contamination Assessment) of DC/23/1906 in respect of Prior Notification Application for Change of Use from an Agricultural Building to 2 Dwellings (C3 Use Class) on land at Thistledown Cottage, Harbolets Road, West Chiltington

I write with respect to the application for approval of details reserved by Condition 1 (Contamination Assessment) of DC/23/1906 for the conversion of an agricultural building to form 2 dwellings, on land at Thistledown Cottage, Harbolets Road, West Chiltington.

Many thanks for forwarding on the comments of your Environmental Health Officer. In this they state that the submitted Preliminary Risk Assessment is acceptable and satisfies the requirements of Part (a) of the condition.

Notwithstanding this, they state that the condition should not be discharged in its entirety, until the applicant confirms in writing that:

- No soft landscaping is to be carried out within the site; and
- All Asbestos Containing Materials (ACM) have been removed in accordance with appropriate safety and disposal precautions.

As per our discussions, I write to confirm that no soft landscaping would be carried out within the site in conjunction with the implementation of the conversion scheme.

In respect of compliance with the second clause, this would necessitate a commencement of development. However, this is not possible unless and until Condition 1 is discharged. In this regard, it is material to note that the terms of the condition are to submit details that identify and set out proposals for dealing with any risks that may be associated with contamination. The condition is not phrased as a requirement to physically implement any such mitigation scheme.

That said, the purpose of the application to secure approval of details reserved by Condition 1, at this stage, is to demonstrate that the permission is capable of implementation.

In this respect you advised that your Authority would be able to discharge the condition insofar as the contamination strategy is deemed acceptable, and that this would satisfy your Authority that the approved conversion scheme is implementable (noting the first step would then be to removed any ACM's).

I confirm that I would be grateful if the application could be progressed to determination on this basis.

I trust that this is acceptable and I look forward to receipt of the decision notice. However, if you need anything further, please do let me know.

Yours sincerely



Dale Mayhew BA (Hons) BTP MRTPI
Director