Horsham District Council

Mrs Charlotte Catton-Giltinane
Batcheller Monkhouse
Stratton House
57 Lower Street
Station Road
Pulborough
RH20 2AZ
United Kingdom

Our ref:	DISC/24/0136
Your ref:	Building at Rowfold Lodge, Disch
Email:	planning@horsham.gov.uk
Direct Line:	01403 215184
If Calling Please ask for:	Kate Turner
Date:	31st July 2024

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 1(a) to approved application DC/24/0304

Rowfold Lodge Coneyhurst Road 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):

2. **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 appropriately addressed in accordance with the National Planning Policy Framework.

Date of approval - 31st July 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 Statement	Contamination Report		05.06.2024

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