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Planning Department
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RH12 2GB

20th February 2026

Dear Sir / Madam

**DC/25/0816– Mill Farm Mill Lane Itchingfield West Sussex
Discharge of Condition 2 (A) – (D)**

This letter accompanies a Discharge of Condition application relating to a Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse.

Background

Prior Approval was granted under reference DC/25/0816 for the following:

Prior Notification for Change of Use of Agricultural Building to 1no. dwellinghouse.

The approval was subject to Pre-Commencement Condition 2 which requires the following:

2 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.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

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).

Condition 2

A Preliminary Contamination Risk Assessment (PCRA) has been undertaken by Environmental Assessment Services Ltd dated February 2026. A summary of the assessment is outlined below:

The site has historically been in agricultural use (dairy farm) since at least the late 19th century and has been in residential use for approximately 25 years. A desk-based review, site walkovers (2020 and February 2026), planning history review, and environmental database search (GroundSure EnviroInsight) were completed.

The overall risk rating for soil and groundwater contamination is assessed as **low to moderate (Category 2)** prior to redevelopment, reducing to **low (Category 1)** following removal of made ground and implementation of the recommended precautionary measures.

The report concludes that:

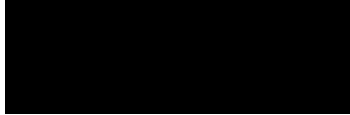
- No intrusive site investigation is required in respect of soil or groundwater contamination.
- Implementation of the recommended site clearance measures, use of clean imported soils, barrier pipe for water supply, appropriate site worker precautions, and incorporation of agreed landfill gas protection measures will render the site suitable for its proposed residential end use.
- Any unexpected contamination encountered during development will be reported to the Local Planning Authority and addressed as required.

On the basis of the findings and recommendations of the PCRA, and subject to implementation of the identified precautionary measures the site is considered suitable for residential development and allows Condition 2 parts A to D to be fully discharged.



Please do not hesitate to contact me if you have any queries or require further information.

Yours faithfully



Charlotte Catton-Giltinane AssocRTPI
Senior Planner
Planning and Development

Enc.
Preliminary Contamination Risk Assessment
Groundsure Report
Historic Maps