Horsham District Council

Adam Fahey
Adam Fahey Design Ltd
6A River Road
Arundel
BN18 9DH

Our ref:	DISC/26/0192
Your ref:	church place condition 5
Email:	planning@horsham.gov.uk
Direct Line:	01403 215382
If Calling Please ask for:	Robert Hermitage
Date:	27th November 2026

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 Conditions 3(a), 4 and 5 to approved application DC/23/1361

St Crispins Church Church Place Pulborough West Sussex

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

3. **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 development shall thereafter be carried out in accordance with the approved details. 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 - 27th November 2026

4. **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Date of approval - 27th November 2026

5. **Pre-Commencement Condition**: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities
iii submit a management plan setting out the size of vehicles and how they will safely access the site.

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 27th November 2026

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	MAIN INVESTIGATION REPORT (CONTAMINATION)		06.07.2026
Supporting Docs	Asbestos Report		07.07.2026
Supporting Docs	Phase 1 Desk Study		07.07.2026
Supporting Docs	APPENDIX 1 GROUNDSURE DATA		07.07.2026
Supporting Docs	Further Drainage Information		20.07.2026
Supporting Docs	Summary of Infiltration Investigation Findings		17.11.2026
Supporting Docs	Greenfield runoff rate estimation tool		19.06.2026
Supporting Docs	Infiltration storage estimate		19.06.2026
Supporting Docs	Public Foul Sewer Diversion Drainage Report		19.06.2026

Supporting Docs	Wavin Soakaway Design		19.06.2026
Plans	Proposed Levels Plan	LDS593/100	19.06.2026
Plans	Proposed Drainage Plan	LDS593/101	19.06.2026
Plans	Pavement construction details	LDS593/103	19.06.2026
Plans	Drainage Construction Details	LDS593/104	19.06.2026
Plans	Drainage Area Plan	LDS593/109	19.06.2026
Supporting Docs	Construction Transport Management Plan [rev A]		17.11.2026

Note to Applicant - Contamination Condition
The applicant is advised that the discharge of condition 3 relates only to part (a) of condition 3, and that the remaining parts of the condition (b-d) will require formal discharge at a later date prior to the occupation of the development should the applicant wish to pursue the permission. Accordingly, the discharge of part (a) only does not inhibit the applicant's ability to commence the development.

Note to Applicant - Surface Water Drainage
The applicant is advised that the discharge of condition 4 relates to the principle of the proposed surface water drainage strategy in planning terms only. Separate approval will be required under the Building Regulations process, including any requirements relating to infiltration testing, groundwater monitoring, soakaway design and drainage performance. Should the approved infiltration-based drainage strategy subsequently be found not to be feasible or acceptable through the Building Regulations process, an alternative drainage solution may be required. In such circumstances, the Local Planning Authority should be contacted to establish whether the submission of further planning information, or a further application to discharge condition, is necessary.

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