Horsham District Council

Our ref: DC/24/0036
Email: Hannah.darley@horsham.gov.uk
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Date: 23rd December 2024

Dear James Pocock,

APP/Z3825/W/24/3341965 - Stumbleholme Farm, Rusper Road, Ifield, West Sussex, RH11 0LQ

Following an email from the Inspector dated 25th November 2024 which outlined that the Inspector would not at this point be accepting a written representation from the Local Authority. Please see below a recommended condition for the Inspector's consideration.

Condition 1:
"Pre-Commencement Condition: Prior to the commencement of development approved by this planning permission, 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.

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

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.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

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."

Yours sincerely,

Hannah Darley
Senior Planning Officer