Horsham District Council

Mr Huw James
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Our ref:	DISC/25/0206
Your ref:	P2040 Lower Perryland Farm DOC 1
Email:	planning@horsham.gov.uk
Direct Line:	01403 215429
If Calling Please ask for:	Bethan Tinning
Date:	26th March 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 Condition 1 to approved application DC/24/1087

Lower Perryland Farm Basing Hill Access Road Dial Post West Sussex

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

1. **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).

Date of approval - 26th March 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	Remediation Strategy	251042-ON-PD-XX-RP-G-741-C04	05.03.2026
Supporting Docs	Phase I Desk Study (Part 1 of 2)	ON251025-XX-XX-RP-X-701-C01	30.06.2025
Supporting Docs	Phase I Desk Study (Part 2 of 2)	ON251025-XX-XX-RP-X-701-C01	30.06.2025
Supporting Docs	Phase II Site Investigation Report	ON251030-ON-PD-XX-RP-G-713-C02	26.01.2026
Supporting Statement	Covering Letter	JC/Let/P2040	30.06.2025

Notes to Applicant:
The applicant is advised that once the verification report (set out in 8.4 of the Remediation Strategy) has been finalised a copy should be provided to the Local Planning Authority.

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