Horsham District Council

Mr Ben Kirk
Manorwood
Suite 114
26 The Hornet
Chichester
PO19 7BB

Our ref:	DISC/24/0268
Your ref:	Grainingfold class Q condition
Email:	planning@horsham.gov.uk
Direct Line:	01403 215184
If Calling Please ask for:	Kate Turner
Date:	14th January 2025

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 and 2 to approved application DC/23/1873

Land To The North of Grainingford Farmhouse Horsham Road Five Oaks West Sussex

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

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), as recommended by the Desktop Study Report reference YEX4162 by Your Environment dated May 22 has been submitted to and approved, in writing, by the local planning authority:

   (a) 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.

   (b) 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.

   (c) 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 appropriately addressed in accordance with Paragraph Q.2(1)(c) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in addition to paragraphs 178 and 179 of the National Planning Policy Framework (2021).

Date of approval - 14th January 2025

2. **Pre-Commencement Condition**: Prior to the commencement of the development hereby permitted a noise impact assessment which quantifies and assesses the impact of road traffic noise on the residential amenity of future occupiers of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include details of a scheme to protect future residents from any adverse noise impacts. The scheme shall be carried out in accordance with the agreed details prior to the occupation of the dwelling and shall be retained as such thereafter.

   Reason: To safeguard the amenities of future residents of the development hereby permitted, in accordance with the National Planning Policy Framework (2021).

Date of approval - 14th January 2025

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	Road Traffic Noise Assessment	J3414	25.10.2024
Supporting Docs	Letter Addendum - Albury SI ltd	24/12780/A1/GO	25.10.2024
Plans	Appendix A- Proposed Redevelopment Plans	YEX4162	25.10.2024
Supporting Docs	Desktop Study Report	YEX4162	25.10.2024
Supporting Docs	PHASE 2 REPORT ON A SITE INVESTIGATION	24/12780/A/GO	25.10.2024

Notes to Applicant:
The applicant is advised that the acoustic fencing is outside of the red line area for this Prior Approval. It is therefore possible that Planning Permission would be required for the fencing, which has not been approved or considered as part of this Discharge application or the original Class Q application.

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