Horsham District Council

Mr Oguzhan Denizer
MME Planning Services
3 Bowness Close
Ifield
Crawley
West Sussex
RH11 0SN

Our ref:	DISC/24/0250
Your ref:	P-023b - Tanners Farm - DISC Application
Email:	planning@horsham.gov.uk
Direct Line:	01403 215382
If Calling Please ask for:	Robert Hermitage
Date:	2nd December 2024

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 1, 2 and 3 to approved application DC/23/0030

Unit 10 Tanners Farm Mayes Lane Warnham

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

1. **Pre-Commencement Condition**: No development other than demolition 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) The intrusive site investigation results following (b) and, based on these, a detailed method statement, 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 where required.

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 - 2nd December 2024

2. **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level, other than demolition, shall take place until a scheme of noise and vibration attenuation and ventilation sufficient to prevent overheating and maintain thermal comfort has been submitted to and approved in writing by the Local Planning Authority.

The scheme including performance details and a glazing plan shall achieve the habitable and commercial room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of LAmax with suitable measures to ensure the thermal comfort of occupiers.

Reason: As this matter is fundamental to ensure that the resulting environment for future occupiers of the dwelling is appropriate and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 2nd December 2024

3. **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows, roofs and doors of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 2nd December 2024

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	Covering Letter		27.09.2024
Supporting Docs	Discovery Strategy		27.09.2024

Plans	UNIT 10 - Materials Schedule		27.09.2024
Supporting Docs	Noise Assessment		27.09.2024
Supporting Docs	planning Statement included in covering letter		27.09.2024
Supporting Docs	Supplementary Investigation		27.09.2024

Notes to Applicant:
The applicant is advised that Condition 1(d) will require the submission of further details for the approval of the Local Planning Authority at a later date, with this submission needed to include details pertaining to the removal of asbestos from the site.

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