25 March 2024

Attention: Matthew Porter
Horsham District Council

By email only

SLR Project No.: 402.064837.00001

RE: Land at Wellcross Farm, Broadbridge Heath – Approval of Details Reserved by Conditions

On behalf of our client, Senior Living (Broadbridge Heath) Ltd, we hereby submit an application for the full approval of details reserved by condition 19 of appeal ref. APP/Z3825/W/20/3262938 (outline ref. DC/19/1897) regarding the above site, which was allowed on 27th May 2021. This submission relates to all phases of the development.

The application has been submitted via the Planning Portal (ref. PP-12905121) and comprises the following:

- Application form
- Remediation Method Statement prepared by Ridge (condition 19)

Condition 19

Condition 19 states:

"Prior to the commencement of development (of each phase of the development hereby permitted) the following components of a scheme to deal with the risks associated with contamination, including asbestos contamination, of the site shall each be submitted to and approved, in writing, by the local planning authority: a) A preliminary risk assessment for each phase 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 for each phase, 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) The site investigation results and the detailed risk assessment (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken within each phase. The development shall be completed in accordance with the approved details, unless otherwise agreed to, and approved in writing, by the Local Planning Authority".

Parts a) and b) of this condition have already been discharged under application ref. DISC/23/0132, therefore this application is seeking to discharge part c) to enable the full discharge of this condition.

Submitted with this application is a Remediation Method Statement, which gives full details of remediation measures required and how they are to be undertaken within each phase.

We trust this addresses the above condition requirement and should therefore be sufficient to fully discharge condition 19 for all phases/the whole development site.

We look forward to receiving confirmation that the application is valid and registration details. Should you have any questions or wish to discuss, please do not hesitate to contact us.

Yours sincerely,

SLR Consulting Limited



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