Horsham District Council

Mrs Charlotte Catton-Giltinane
Batcheller Monkhouse
New Batram House
3-5 Swan Court
Station Road
Pulborough
RH20 1RL

Our ref:	DISC/24/0070
Your ref:	Discharge of Condition 1a rel..
Email:	planning@horsham.gov.uk
Direct Line:	01403 215166
If Calling Please ask for:	Tamara Dale
Date:	29th May 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of Details Reserved by Condition 1(a) to approved application DC/23/2091

Frithknowle Farm Picts Lane Cowfold West Sussex

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 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.

   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 - 29th May 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	Phase 1 Contamination	LS7415	09.04.2024

	Assessment by Land Science dated 23.02.2024		

Notes to Applicant:
The Applicant is advised that the Phase 1 Contamination Assessment reference LS7415 by Land Science dated 23.02.2024 recommends additional basic ground investigation works be undertaken. An intrusive site investigation scheme will need to be undertaken and a subsequent Approval of Details Reserved by Condition application submitted in order to discharge parts b, c, and d of condition 1 of planning approval DC/23/2091.

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