Horsham District Council

Mr Christopher Peters
CP Planning & Architecture LTD
CP Planning & Architecture
Rainford 230 Smallfield Road
Horley
Surrey
RH6 9LT

Our ref:	DISC/25/0125
Your ref:	Ben Jones Barn
Email:	planning@horsham.gov.uk
Direct Line:	01403 215429
If Calling Please ask for:	Bethan Tinning
Date:	3rd June 2025

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/24/1070.

Small Barn Capel Road Rusper 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 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 - 3rd June 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	Groundsure Enviro+Geo Insight	NONE	08.04.2025
Supporting Docs	Preliminary Contamination Risk Assessment	787/CPPlanning/RusperBarn/PCRA	08.04.2025

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