Horsham District Council

Mr James Dean
Herongate
Mill Lane
Ashington
West Sussex
RH20 3BX

Our ref:	DISC/24/0117
Your ref:	Sally Wieland
Email:	planning@horsham.gov.uk
Direct Line:	01403 215382
If Calling Please ask for:	Robert Hermitage
Date:	18th July 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 Condition 1 to approved application DC/22/0025

Gess Gates Farm Stane Street Adversane 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**: Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination, including asbestos contamination, of the site and extant structures shall each 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.

   b) A site investigation scheme, 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.

   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 - 18th July 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 Statement	CONTAMINATED LAND INTRUSIVE INVESTIGATION		23.05.2024

Notes to Applicant:
The applicant is advised that in accordance with section 8.2 of the Contamination Land Intrusive Investigation report, it is recommended that an informal observation strategy be put in place during any groundworks to be undertaken. The applicant is therefore advised that attention must be given to investigate any soils that appear, smell, or are suspected to be contaminated during site work. If potentially contaminated soil is discovered, the location, type, and quantity should be documented, and the contaminated land officer at Horsham District Council should be notified immediately. Further approval may be required before continuing groundworks or implementing any mitigation measures.

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