Horsham District Council

Phil Rowe
Melton Lodge
Rusper Road
Newdigate
RH5 5BX

Our ref:	DISC/24/0278
Your ref:	OLD DAIRY, HOME FARM, COWFOLD ROAD, COOLHAM, WEST SUSSEX RH13 8QJ
Email:	planning@horsham.gov.uk
Direct Line:	01403 215429
If Calling Please ask for:	Bethan Tinning
Date:	28th January 2025

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 a, b, and c to approved application DC/24/1053

The Old Dairy Cowfold Road Coolham 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:
   a. all previous uses
   b. potential contaminants associated with those uses.
   c. a conceptual model of the site indicating sources, pathways, and receptors.
   d. 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) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

   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 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 - 28th January 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	Preliminary Contamination Risk Assessment by Environmental Assessment Services Ltd dated October 2024	754/NJA/OldDairy& Barn/PCRA	04.11.2024

Notes to Applicant:

The applicant is advised that a further approval of details application will be required in respect of Condition 1 (d), once it is confirmed that the groundworks have been completed and no contamination was identified. This should be completed prior to the first occupation of the development.

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