



Mr John Williams
Milton Keynes Art Centre
Parklands
Great Linford
Milton Keynes
Bucks
MK14 5DZ

Our ref: DISC/25/0382
Your ref: E3090 Moralee Fm_App to
discharge conditions(1)
Email: planning@horsham.gov.uk
Direct Line: 01403 215382
If Calling Please ask for: Robert Hermitage
Date: 12th February 2026

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 conditions 3 and 4 to approved application DC/22/2322.

Moralee Farm Haglands Lane West Chiltington West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following conditions:

3. **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Date of approval - 12th February 2026

4. **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 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 - 12th February 2026

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
Location plan		001 REV D	02.12.2025
Supporting Statement	Phase 1 contamination risk assessment	4010D P1 EDC - Pulborough	02.12.2025
Supporting Statement	Planning statement	NONE	02.12.2025
Plans	Southern water asset plan	NONE	02.12.2025
Plans	Proposed drainage layout	00311/E01	02.12.2025

Notes to Applicant:

The applicant is advised that Southern Water requires a formal application for a connection to the public foul sewer. Further information can be found through: -

<https://www.southernwater.co.uk/building-and-developing/wastewater-services/sewer-connection/>

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

A handwritten signature in black ink, appearing to be 'Emma Parkes', written in a cursive style.

Emma Parkes
Head of Development and Building Control