

From: Matthew.Porter <Matthew.Porter@horsham.gov.uk>
Sent: 14 November 2025 14:14:52 UTC+00:00
To: "Matthew.Porter" <Matthew.Porter@horsham.gov.uk>
Subject: FW: outstanding Consultee responses DC/25/0894

Matthew Porter

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Principal Planning Officer

Telephone: 01403 21556

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Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

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From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 14 November 2025 14:06
To: Matthew.Porter <Matthew.Porter@horsham.gov.uk>
Cc: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Subject: RE: outstanding Consultee responses DC/25/0894

Hi Matthew

DC/25/0894 Land south of Broadbridge Way

The Geoenvironmental Assessment submitted with application has not identified a significant likelihood of ground contamination from the land use history or the limited site investigation. I consider the risk of historic ground contamination is low and there is no indication that there are any natural hazards that will need to be addressed. Accordingly

I would recommend a condition requiring a discovery strategy be applied. It is also important to consider the quality of any imported or reworked soils to be used to form private gardens and communal spaces. I would also recommend that a condition requiring the certification of any imported or reworked soils.

If the application is approved the following conditions should be applied to ensure safe and secure occupancy of the site:

- If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority)

shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

- No soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority

Regards

Lee

Lee Money

Team Leader Pollution

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