Horsham District Council

Legal & General
Legal & General (Strategic Land North Horsham) Limited
One Coleman Street
London
EC2R 5AA

Our ref:	DISC/25/0065
Your ref:	Community Centre cond 18 c) & d)
Email:	planning@horsham.gov.uk
Direct Line:	01403 215162
If Calling Please ask for:	Jason Hawkes
Date:	13th May 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 conditions 18c and 18d (land contamination reports) to approved application DC/16/1677 (Community Centre Land).

Mowbray Development Site Community Centre, Old Holbrook, Horsham, West Sussex

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

18. **Pre-Commencement Condition**: Prior to the commencement of development within each Reserved Matters Area the following components of a scheme to deal with the risks associated with the contamination of the relevant Reserved Matters Area shall be submitted to and approved, in writing, by the Local Planning Authority.
a) A preliminary risk assessment which has identified:
i. All previous uses
ii. Potential contaminants associated with those uses
iii. A conceptual model of the relevant Reserved Matters Area indicating sources, pathways and receptors
iv. Potentially unacceptable risks arising from contamination within the relevant Reserved Matters Area
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) An options appraisal and remediation strategy based on the site investigation results and the detailed risk assessment (a and b, above) and giving full details of the remediation measures required and how they are to be undertaken.
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.
The scheme shall be implemented in accordance with the approved details.

Reason: As this matter is fundamental 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 - 13th May 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	EMAIL FROM APPLICANTS	NONE	24.04.2025
Supporting Docs	Ground Appraisal Report	NONE	26.02.2025
Supporting Docs	Addendum Ground Gas Assessment	NONE	26.02.2025

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