Horsham District Council

Mr Mel Humphrey
Mel Humphrey RICS C.Build E MCABE
9 Aldsworth Avenue
Goring by Sea
Worthing
BN12 4XQ

Our ref:	DISC/25/0358
Your ref:	The Studio conditions
Email:	planning@horsham.gov.uk
Direct Line:	01403 215429
If Calling Please ask for:	Bethan Tinning
Date:	26th October 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 condition(s) 4 (contamination) to approved application DC/23/1734.

The Studio Nep Town Road Henfield West Sussex

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

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 have been submitted to and approved, in writing, by the local planning authority:

   (a) An intrusive site investigation scheme, based on the Phase I Geo-Environmental Assessment (reference LS1425) and the updated letter reference LS7490 dated 29.02.2024 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

   (b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation and an options appraisal.

   (c) 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 - 26th October 2026

Note to Applicant:
The applicant is advised that the discharge of condition notice relates *only* to parts (a) and (b) of condition 4, and that the remaining part of the condition (c) will require formal discharge at a later date prior to the occupation of the development should the applicant wish to pursue the permission. Accordingly, the discharge of part (a) and (b) only does not inhibit the applicant's ability to commence the development.

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	Ground Gas Risk Assessment	LS8889.1 REV A	01.12.2025
Supporting Statement	Phase II contamination assessment	LS8889 REV A	13.11.2025

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