Horsham District Council

Mr Tom Dixon
Highwood Group
The Hay Barn
Upper Ashfield Farm
Romsey
Hampshire
SO51 9NJ

Our ref:	DISC/26/0290
Your ref:	Condition 40
Email:	planning@horsham.gov.uk
Direct Line:	01403 215245
If Calling Please ask for:	Sophie Moore
Date:	29th October 2026

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Partial Approval of Details Reserved by Regulatory Condition 40 (Soil Verification) to approved application DC/23/0701 (Care Home portion of the development ONLY).

Old Clayton Boarding Kennels, Storrington Road, Washington, Pulborough

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

40. **Regulatory Condition**: 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. Prior to the first occupation (or use) of any part of the development hereby permitted, a written verification report shall be submitted which demonstrates only soils suitable for the proposed use have been placed. The verification report shall be submitted and approved, in writing, by the Local Planning Authority.

    Reason: 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 - 29th October 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
Supporting Docs	Topsoil Validation Report	GWPR6344	23.10.2026

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