Horsham District Council

Mr Adam Light
Sigma Homes Ltd
44-46 Springfield Road
Horsham
RH12 2PD
United Kingdom

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|---|---|
| Our ref: | DISC/24/0293 |
| Your ref: | Sumners Southern Conds 8 & 12 |
| Email: | planning@horsham.gov.uk |
| Direct Line: | 01403 215521 |
| If Calling Please ask for: | Amanda Wilkes |
| Date: | 23rd December 2024 |

Dear Sir/Madam,

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

**Application for Approval of Details Reserved by Conditions 8 and 12 to approved application DC/21/2697 in respect of Phase B**

**Sumners Pond Fishery and Campsite, Slaughterford Farm, Chapel Road, Barns Green**

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

8. **Pre-Commencement Condition**: No soils shall be imported or re-used within each phase of 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 within that phase, 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: 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 - 23rd December 2024**

12. **Pre-Commencement Condition**: With the exception of the demolition and removal of existing buildings and any concrete hardstanding 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 pre-demolition 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) - (c) 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 a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

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 - 23rd December 2024**

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 | Remediation Method Statement Issue 3 - LP3662/RMS/Southresi/3 19 December 2024 | | 23.12.2024 |
| Supporting Docs | Phase III Investigation Report | | 25.11.2024 |
| Supporting Docs | Addendum Site Investigation dated 18 Nov 24 | | 25.11.2024 |
| Plans | Phasing Plan | | 25.11.2024 |
| Supporting Docs | Landscape Specification | | 25.11.2024 |

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