Horsham District Council

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Our ref:	DISC/24/0209
Your ref:	Angells Sandpit conds App 1
Email:	planning@horsham.gov.uk
Direct Line:	01403 215238
If Calling Please ask for:	Nicola Pettifer
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

Approval of details reserved by conditions 6, 12, 13 and 36 to approved application DC/23/2144.

Angell Sand Pit, Washington Road, Storrington, West Sussex

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

6. Pre-Commencement (slab level) Condition: No development, other than ground investigation and remediation works, shall commence until precise details (to include details shown on a plan) of the proposed slab levels, and existing and proposed external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

   Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 23rd December 2024

12. Pre-Commencement Condition: No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the entire development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:
    (1) A 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) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(2) An intrusive site investigation scheme, based on (1) 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.
(3) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (2) and an options appraisal.
(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) 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: The proposed development is on a historic landfill and therefore it is likely that contamination will be present. Remediation and/or mitigation measures are likely to be required to protect mobilising contamination during construction works which risk causing pollution to controlled waters. This condition is required 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) and in line with paragraph 170 of the National Planning Policy Framework.

Date of approval - 23rd December 2024

13. Pre-Commencement Condition No development shall take place until a scheme to deal with the risks from ground instability at the site to the proposed development has been submitted to and approved in writing by the local planning authority. The scheme shall be prepared by a competent and suitably experienced engineer and must include the following components:
i) a detailed assessment of the risk to all phases of the development that may be affected, including any risks to offsite receptors.
ii) An options appraisal of the potential impacts and the remedies that might be available including estimated cost
iii) full details of the measures required to prevent ground instability and how they are to be undertaken;
iv) Demonstration of how cumulative and reasonable worse case effects have been considered;
vi) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in iii) are complete and identifying any requirements for longer-term monitoring, maintenance and arrangements for contingency action.
All work shall be supervised the engineer in accordance with the mechanisms and procedures specified in the approved verification plan and a comprehensive non- technical summary document of the assessments provided and information submitted against (i) to (vi) of this condition. The scheme shall be implemented in accordance with the approved details and mitigation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

Reason: Given the previous use of the land as a landfill this condition is required to ensure that the development can be carried out in a way that does not lead to adverse ground instability and to comply with Policy 24 of the Horsham District Planning Framework (2015) and paragraph 179 of the National Planning Policy Framework

Date of approval - 23rd December 2024

36. Pre-Commencement Condition: Notwithstanding the approved Construction Management Plan (Paul Basham Associates Ltd, (20.0844/CMP/5, 26 October 2023) as included at Appendix NJA/3, and the CMP plan [2.09 Rev A], no vehicles associated with the ground remediation or construction phases shall utilise the site's temporary construction access via Angell Sands until a swept path tracking diagram has been submitted to, and approved in writing by, the Local Planning Authority, demonstrating adequate vehicular access and egress can be achieved. The details shall include any annotations relating to vegetation management required to achieve required visibility during the construction / remediation phases.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 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	SLOPE STABILITY ASSESSMENT	October 2023	10.11.2024
Supporting Docs	Geotextile Membrane details		24.09.2024
Supporting Statement	Method Statement - Heras Fencing		24.09.2024
Plans	PROPOSED LEVELS STRATEGY	020.5964.601 P03	23.09.2024
Supporting Docs	Site Investigation Report		16.08.2024
Supporting Docs	Desk Study Report		16.08.2024
Plans	Temp Road for Construction Traffic	020.5844-SK0002 P06	18.09.2024
Supporting Docs	Remediation Strategy		16.08.2024
Plans	EXISTING LEVELS	020.5964.605 P02	23.09.2024
Plans	CLEAN FILL LAYOUT	020.5964.610 P01	23.09.2024
Supporting Docs	Additional Contamination Details	J20-002-L02 V1	23.09.2024

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