Horsham District Council

Joseph Osborne
Highwood Construction Ltd
The Hay Barn
Upper Ashfield Farm
Hoe Lane
Romsey
Hampshire
SO519NJ

Our ref:	DISC/25/0050
Your ref:	Storrington RH20 4AG - (6) Mineral Extraction Report & (13) Contamination Remediation Strategy
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	12th August 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 6 (mineral extraction) and 13 (contamination remediation) to approved application DC/23/0701 (Demolition and erection of 60-bed care home (Class C2) and 8 No. age restricted bungalows (Class C3) with associated access and works).

Old Clayton Boarding Kennels Storrington Road Washington 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 Condition**: Prior to the commencement of development, detailed ground investigations shall be undertaken to determine if the site is suitable for incidental mineral extraction of the safeguarded mineral resource. The results of these investigations should be submitted to and approved in writing by the Local Planning Authority. If it is determined that incidental mineral extraction within the site is practical, then a scheme to secure the incidental extraction of mineral resource shall also be submitted to be approved by the Local Planning Authority.

   Reason: The incidental extraction of the mineral is in accordance with Policy M9 of the West Sussex Joint Minerals Local Plan and the National Planning Policy Framework

Date of approval - 12th August 2025

13. **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 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; and
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

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 - 12th August 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	GWPR6344/RMS/August 2025 Issue v3.01 Status: Final Remediation Method Statement Report by Ground and Water Limited		12.08.2025
Supporting Docs	GWPR6344/SIR/May 2025 Issue v.3.01 Status: Final Phase II Site Investigation Report by Ground and Water Limited		02.06.2025
Supporting Docs	GWPR6344 Letter 22nd April 2025 West Sussex Minerals and Waste Plan by Ground and Water Limited		25.04.2025
Supporting Docs	GWPR6344 Ground and Water Limited letter Monday 10th February 2025		17.02.2025

Notes to Applicant:

The applicant should be aware that the development shall not be occupied until a verification report has been submitted to the satisfaction of the LPA and pre-occupation condition 24 of DC/23/0701 has been formally discharged.

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