



**Horsham
District
Council**

Mr Robert Allen
Savills
244-246 High Street
Guildford
GU1 3JF

Our ref: DISC/25/0320
Your ref:
Email: planning@horsham.gov.uk
Direct Line: 01403 215238
If Calling Please ask for: Nicola Pettifer
Date: 13th August 2026

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 Condition 7 (contamination) to approved application DC/21/2180.

Woodfords Shipley Road Southwater Horsham

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

7. **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 be submitted to and approved, in writing, by the local planning authority:
- (a) An intrusive site investigation scheme, based on the Leap Environmental Ltd Phase 1 Desk Study and Site Reconnaissance Report, 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 (a) 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 - 13th August 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	Remediation Method Statement	3750965/RMS/3	30.07.2026
Supporting Docs	Phase 1 Desk Study	LP2354	08.10.2025
Supporting Docs	Additional Site Investigation Report		13.05.2026
Supporting Docs	Phase II Site Investigation Letter	SH/22/LP2910- Issue 2	08.10.2025
Supporting Docs	Phase II Site Investigation Report	LP2826	08.10.2025

Notes to Applicant:

The applicant is advised that, under Pre-occupation Condition 20 (contamination verification), a verification report is required to be formally submitted which confirms that the measures detailed in the submitted RMS (under Condition 7) have been implemented to the satisfaction of the Local Planning Authority and the Environmental Health team.

The applicant is advised that Regulatory Condition 21 (Imported Soils and Chemical Testing thereof) will require submission to and approval of the Local Planning Authority, prior to any soils being imported to the site.

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