



Miss Charlotte Rowland
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Our ref: DISC/26/0095
Your ref: J003948 - Dial Post S73
Email: Conds. 15, 16 - Landscaping
planning@horsham.gov.uk
Direct Line: 01403 215245
If Calling Please ask for: Sophie Moore
Date: 11th June 2026

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 condition(s) 15 (hard & soft landscaping) and 16 (Landscape Management Plan) (Site B only) and part approval of condition 14 (Contamination Verification Plan) (plots 1 and 2 only) to approved application DC/20/1869.

Dial Post Developments, Worthing Road, Dial Post, West Sussex

SPLIT DECISION

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

15. **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of Site A or Site B of the development hereby permitted, full details of the hard and soft landscaping works, insofar as they relate to that Site (including details explaining the long term maintenance of landscaping within Site A only), shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape scheme (pursuant to that Site) shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of that Site. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 5th March 2024

16. **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of Site B of the development hereby permitted, a Landscape Management Plan relating to that Site (including long term design objectives, management responsibilities, a description of landscape

components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas, shall have been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 11th June 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
Plans	Soft Landscape Specification - Planting Details	LLD2064-LAN-DWG-300 REV 01	18.05.2026
Plans	Root Barriers Plan	LLD2064-LAN-DWG-310 REV 00	18.05.2026
Plans	Root Barriers Plan Detailed	LLD2064-LAN-DWG-311 REV 00	18.05.2026
Supporting Statement	Landscape Management Plan	LLD2064-LAN-REP-001-04 REV 04	18.05.2026
Supporting Statement	Hard Landscape Schedule	LLD2064-LAN-SCH-100-02 REV 02	18.05.2026
Supporting Statement	Soft Landscape Specification	LLD2064-LAN-SPE-001-03 REV 03	18.05.2026
Plans	General Arrangement Drawing	LLD2064-LAN-DWG-100-04 REV 04	18.05.2026
Plans	Detailed Planting Plan 1 of 2	LLD2064-LAN-DWG-200-03 REV 03	18.05.2026
Plans	Detailed Planting Plan 2 of 2	LLD2064-LAN-DWG-201-04 REV 04	18.05.2026

I can also confirm that the submitted information is **NOT** acceptable pursuant to the following condition(s):

14. **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, a contamination verification plan shall be submitted to and approved, in writing, by the Local Planning Authority. The verification plan shall provide details

of the data collected in order to demonstrate that the works set out in Condition 7 are complete, and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

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).

Note to Applicant:

In respect of condition 14, the Council's Environmental Health have reviewed the Southern Testing report dated 20.05.26 and the fact that a revised report has been provided is welcomed. There are however still some points that require addressing and further comments have been provided on these below:

1. In the context of validation of the depth of imported topsoil we note the comment in the email 'We will ensure that going forwards photographs are taken with a tape to show the depth of topsoil'. With this in mind we have revisited the Southern Testing RMS which makes states that 450mm of clean soil including a minimum of 150mm topsoil will be placed in all garden areas. We therefore need clarification at this stage that sufficient depth of subsoil and topsoil are present in the gardens of Plot 1 and Plot 2. If Southern Testing have any further photos that show the depth of topsoil and subsoil present in these plots we would be happy to review this information, if not then we are of the view that validation pits will need to be dug in the gardens to Plot 1 and Plot 2 to prove the depths of material present.
2. We note the following is stated in the report 'Copies of the laboratory test certificates dated 17th and 21st October 2025 are enclosed'. Whilst a laboratory report for dated 21.10.25 has been provided there are also certificates dated 06.08.25, 03.11.25 and 17.11.25, it is there-fore not clear if the laboratory reports provided have been referenced in the main body of the report.
3. We note the comment 'The topsoil along the boundary fence to plot 1 was subsequently removed and replaced'. We appreciate that the sample from material used to infill the excavation was clean it is however not clear if any further validation testing was undertaken to ensure that all the contaminated topsoil had been removed from this area of Plot 1. We would be grateful for further comments in relation to this along with the original chemical test certificate for Plot 1.
4. It is not clear when the photo in plate 5 was taken as no date has been provided - we would be grateful if this can be clarified.
5. It is also not clear which of the chemical test certificates relate to topsoil and which relate to subsoil. From the depths on the certificates we have an idea of which ones relate to topsoil and which ones relate to subsoil, we would however be grateful for clarity in the report on this.
6. We note that there is a test certificate dated 13.08.25 for a sample called 'Batch No 12' we have however been unable to find any commentary in relation to 'Batch No 12' in the main report.
7. The material transfer notes have been provided which is welcomed, we note however that two of the material transfer notes are dated 12.12.25 and given the dates on the laboratory certificates it is therefore not clear if this material imported in December 2025 has been chemically validated.

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

ADDITIONAL INFORMATION

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.