

[REDACTED]

From: Madeleine.Hartley [REDACTED]
Sent: 18 February 2026 16:12
To: [REDACTED]
Cc: Hannah.Darley
Subject: Little Paddock, Hurston Lane, Storrington, West Sussex
Attachments: F211016C2639467598021368D17DDF9A (1).PDF

Good afternoon

I refer to the decision of Horsham District Council in connection with the application that you have submitted for the approval of details reserved by Conditions 3, 4, 5 to approved application DC/22/1784 (Erection of 3 x No. residential dwellings with detached garages on land adjacent to Little Paddock. Creation of vehicular access provided via the existing access onto Hurston Lane).

I note that the attached split decision by the Council was issued on 13th January 2026, which approved the details to discharge Conditions 4 and 5, but refused those submitted to discharge Condition 3.

I understand that following the issue of the decision, further details were submitted by yourselves on 18th January 2026, in the form of an AP Geotechnics Phase II Geoenvironmental Assessment, however this was too late to be assessed as part of the application, as the decision had already been issued. As such it will be necessary for you to resubmit those details to the Council as a further application to discharge Condition 3 of DC/22/1784.

The Council's Environmental Protection Officer (Pollution) has reviewed the assessment sent on 18th January 2026, therefore before you re-submit an application, I would ask that you address the following comments made by him:

1. ***We note that when the most recent test results are compared to generic assessment criteria no elevated levels of contaminants were detected which is welcomed. We are therefore happy with the level of detail in the above report.***
2. ***However, from undertaking a site visit and reviewing the trial pit logs from the most recent investigation it would appear that the near surface soils have been stripped from the site and stockpiled. As detailed in previous comments the most likely strata to be contaminated on a site such as this is the near surface soils and whilst the testing of these stock-piles is not required before the development commences we do not need sufficient detail in a brief remediation method statement (RMS) on how these stockpiles, along with any imported topsoil, are going to be chemically validated. The RMS should also confirm that stockpiles of topsoil will not be used to form soft landscaping/garden areas until they have been subject to testing and deemed suitable for use.***
3. ***As detailed in previous comments, during a site visit in December 2025 it was also noted that an area of the site had been used for the burning of waste materials with the burning area appearing to contain a proportion of metal, plastics and other materials likely to contaminated underlying soils. Detail on how this area will be removed and the resultant excavation chemically validated will also need to form part of the RMS.***

In light of the above comments, I would request that a further application is submitted to discharge Condition 3- once the RMS has been produced, and my colleagues are happy with it, we should be in

a position to recommend the discharge of condition 3. However I would ask that both site investigation reports and a RMS, as detailed above, are formally submitted to the Council for approval.

I hope that this clarifies the situation, and I look forward to hearing from you.

Kind regards

Madeleine

Madeleine Hartley

Planning Compliance Team Leader



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