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17th January 2025

Dear Jason

**RE: MOWBRAY, HORSHAM, WEST SUSSEX DISCHARGE OF CONDITION 18 c) & d) REMEDIATION STRATEGY & VERIFICATION PLAN IN RELATION TO THE COMMUNITY CENTRE LAND**

Please find enclosed an application to discharge condition 18 c) & d) (remediation strategy & verification plan for the community centre land pursuant to Planning Permission DC/16/1677 for the strategic development of the Site at Mowbray, West Horsham.

## Background

Outline Planning Permission (OPP) was granted at Mowbray (Formerly North Horsham) on the 1st March 2018 for:

> *Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure*

Further to approval of the OPP, an application pursuant to S96A of the Town and Country Planning Act 1990 (as amended), seeking a number of non-material changes to the wording of conditions, was approved by the Council in June 2019 (reference DC/19/0984; 'the S96A').

The S96A made amendments to Condition 18 to clarify the requirements of the condition.

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Condition 18 (as amended through the S96A) requires the following:

***18. Pre-Commencement Condition:*** *Prior to the commencement of development within each Reserved Matters Area the following components of a scheme to deal with the risks associated with the contamination of the relevant Reserved Matters Area shall be submitted to and approved, in writing, by the Local Planning Authority.*

*a) A preliminary risk assessment which has identified:*
*i. All previous uses;*
*ii. Potential contaminants associated with those uses*
*iii. A conceptual model of the relevant Reserved Matters Area indicating sources, pathways and receptors*
*iv. Potentially unacceptable risks arising from contamination within the relevant Reserved Matters Area*

*b) A site investigation scheme based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected including those off site.*
*c) An options appraisal and remediation strategy based on the site investigation results and the detailed risk assessment (a and b, above) and giving full details of the remediation measures required and how they are to be undertaken.*
*d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The scheme shall be implemented in accordance with the approved details.*

A site-wide Preliminary Risk Assessment Review & Preliminary Site Investigation Scope were submitted in June 2019 to discharge parts a) and b) of Condition 18 and subsequently approved (LPA reference DISC/19/0167).

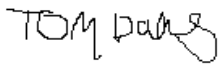
The following are submitted pursuant to this condition:

- Geo-Environmental Ground Appraisal Report.
- Geo-Environmental Addendum Ground Gas Assessment

I trust the enclosed is sufficient to discharge this condition and I look forward to receiving confirmation in due course.

Thank you

Your Sincerely



**Tom Davies MRTPI**
**Planning Manager**
**Legal & General Strategic Land and Major Projects**