From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 16 January 2026 11:50:48 UTC+00:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Subject: RE: DISC/25/0385 Ransoms Station Road Pulborough EH response 160126

Hi Nic

Thanks for the consultation.

The signatory to the report is not named so please can they confirm the who the signatory of the report is.
The main issue is that report doesn't follow the validation protocol as recommended by Dr Richard Wesson in section 3 of his Remediation Method Statement dated 28th October 2024, as reproduced below. In particular only one soils ample has been provided.

The comments in relation to water supply pipework are noted. Its recommended that the applicant provide a copy of the letter from Southern water confirming they are satisfied barrier pipe is not required.

"**3 Validation**

3.1 Soils

1. The depth of excavation in the garden areas should be visually validated and photographic evidence produced to show adequate removal of soils has taken place. This should include photographs taken during the excavation.
2. Sampling from the base of the excavation should place to ensure that concentrations of the contaminants of concern (lead and PAH compounds) are below GAC
3. Representative samples of the capping soils shall be collected at a rate of 1 sample per plot following emplacement. If separate topsoil and sub soil is placed, then sampling should be at the rate of 1 sample per plot per layer i.e. 1 sample of topsoil per plot and 1 sample of subsoil per plot. Each sample shall be forwarded to a UKAS and MCERTS accredited laboratory for analysis of the determinands in Appendix 1 plus asbestos screen. Concentrations must be below the concentrations detailed in tables Appendix 1.
4. Waste transfer notes must be obtained for all materials going off site and should be included in the validation report. 5. A validation report shall be produced and submitted to the LPA including details of the above."

Regards

Lee

Lee Money

Team Leader Pollution

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Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 09 January 2026 15:50
To: Lee.Money <Lee.Money@horsham.gov.uk>
Subject: FW: Planning Application Consultation - DISC/25/0385 Ransoms Station Road Pulborough West Sussex

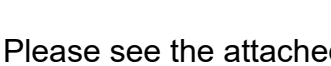
Application for Approval of Details Reserved by Condition 12 (Water Neutrality Strategy), 13 (Evidence of Part G Compliance), 17 (Contaminatin Verification) to approved application DC/22/1059

Lee

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Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
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From: Planning <planning@horsham.gov.uk>
Sent: 09 January 2026 11:45
To: eh.planningconsultation <eh.planningconsultation@horsham.gov.uk>
Subject: Planning Application Consultation - DISC/25/0385

Please see the attached consultation letter from Horsham District Council
Re:DISC/25/0385

Telephone:
Email: planning@horsham.gov.uk



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