Horsham District Council

Mrs Alex Jones
Stantec UK Limited
7 Soho Square
London
W1D 3QB

Our ref:	DISC/23/0238
Your ref:	Mowbray - C18 (East)
Email:	planning@horsham.gov.uk
Direct Line:	01403 215162
If Calling Please ask for:	Jason Hawkes
Date:	11th February 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 18 to approved application DC/16/1677 as follows:

- **Partial discharge of condition 18 (a) for Sub Phases 2A, 2C and 2D, the Sports Hub, LILO and Employment Land.**
- **Partial discharge of condition 18 (a) & (b) for Sub Phases 2A (with the exception of RM13), 2C (with the exception of RM18), 2D, the Sports Hub, LILO and Employment Land.**
- **Discharge of Condition 18 (c) and (d) for the Sports Hub and LILO.**

Mowbray Development Site, Old Holbrook, Horsham, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition only insofar as relevant to the individual sub-phases and parcels as set out in the above description:

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.

Reason: As this matter is fundamental 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 - 11th February 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 Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part6		07.11.2023
Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part7		07.11.2023
Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part8		07.11.2023
Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part9		07.11.2023
Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part10		07.11.2023
Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part11		07.11.2023
Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part12		07.11.2023
Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part13		07.11.2023
Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part14		07.11.2023
Supporting Statement	GE20724 North Horsham Sports Pitches Access Report Rev1 SEPT22_Part1		07.11.2023
Supporting Statement	GE20724 North Horsham Sports Pitches Access Report Rev1 SEPT22_Part2		07.11.2023
Supporting Statement	Ground Condition Assessment - Sports Pitchesv2		07.11.2023
Details plan	Dynamic Probe Locations		31.05.2025
Details plan	Rotary Core Borehole Locations		31.05.2025
Details plan	Cable Percussion Borehole Locations		31.05.2025
Details plan	Dynamic Sampler Borehole Locations		31.05.2025

Details plan	Sports Hub Earthworks Long Sections Sheet 2	1172 C1	31.05.2025
Details plan	Sports Hub Earthworks Long Sections Sheet 1	1171-C1	31.05.2025
Details plan	Earthworks Plan	1170-C1	31.05.2025
Supporting Statement	Earthworks Specification - Sports Hub		31.05.2025
Details plan	Exploratory Hole Locations Plan		31.05.2025
Details plan	CBR Test Locations Plan		31.05.2025
Supporting Statement	Sports Pitches & New Access: Ground Condition Assessment		20.11.2025
Supporting Statement	Stantec Cover Letter		20.11.2025

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