

From: Andy Leahy <andy.leahy@bpglimited.co.uk>
Sent: 19 March 2026 15:23:52 UTC+00:00
To: "Daniel.Holmes" <Daniel.Holmes@horsham.gov.uk>
Subject: RE: DISC/26/0016 - HDC Drainage Response
Attachments: P&R Hurst Letter 19-3-26.pdf

Hi Daniel,

I have received the attached letter from the applicant's contractor who carried out the conversion of Copped Hall Dairy.

As you will see the letter confirms that the contaminated soil was reused on site in line good practice.

The applicant confirms that no other contaminants other than identified in the original report were found during construction.

I look forward to your clearance of condition 4, if Environmental Health are satisfied with this information.

With regard to condition 3, the drainage has been surveyed and percolation tests carried out for the surface water.

I am awaiting digital copies of the survey and test results.

I will forward those as soon as I have them.

Kind Regards
Andy

Andy Leahy BSc MloD FRICS
Managing Director
Bespoke Property Consultants
Office: 01403 823425
Mobile: 07798 834758



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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Sent: 12 February 2026 11:51

To: Andy Leahy <andy.leahy@bpglimited.co.uk>

Subject: RE: DISC/26/0016 - HDC Drainage Response

Dear Andy,

Just to follow up, please find attached the Council Environmental Health response re: condition 4.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190

Email: Daniel.Holmes@horsham.gov.uk



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

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From: Andy Leahy <andy.leahy@bpglimited.co.uk>

Sent: 12 February 2026 09:04

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Subject: RE: DISC/26/0016 - HDC Drainage Response

Hi Daniel,

Thanks for your email.

We did not deal with the original applications so we don't have the information on file.

I will consult with our client and establish whether the information that is being sought exists or needs to be commissioned.

Kind Regards

Andy

Andy Leahy BSc MloD FRICS
Managing Director
Bespoke Property Consultants
Office: 01403 823425
Mobile: 07798 834758



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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Sent: 12 February 2026 08:54

To: Andy Leahy <andy.leahy@bpglimited.co.uk>

Subject: FW: DISC/26/0016 - HDC Drainage Response

Dear Andy Leahy,

Please find attached the response from the Council's Drainage Officer. The date for determination is set at 13/03/2026.

Please let me know if you can provide a response with the required information in good time to meet this deadline.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: [01403 215190](tel:01403215190)



Email: Daniel.Holmes@horsham.gov.uk



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From: Amy.Furness <Amy.Furness@horsham.gov.uk>

Sent: 11 February 2026 17:30

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Cc: Planning <planning@horsham.gov.uk>

Subject: DISC/26/0016 - HDC Drainage Response

Good afternoon,

Please find the Drainage Consultation Response attached for DISC/26/0016 requesting **More Information**./

In direct response to the letter of correspondence from Bespoke Property Consultants to the Planning Department at Horsham District Council, which states:

"We further understand from the delegated report dated 9th July 2025 that the previously submitted details for each of the conditions were satisfactory, were it not for the Water Neutrality issue. We have therefore submitted the same De-Contamination Verification report and Drainage Layout as previously submitted."

HDC Drainage provides the following response:

In reference to the submitted Drainage Plan for DISC/22/0270, the HDC Drainage Officer considered *"The information submitted is sufficient to recommend discharging Condition 3 imposed on this application."* Dated: 18/10/2022.

However, the same Drainage Plan has since been submitted for DISC/25/0072, and HDC Drainage requested More Information, detailing *"The proposals will result in an increase in impermeable area and therefore **more information is required** due to the absence o/f an acceptable drainage strategy..."* Dated: 01/04/2025.

Whilst the level of detail provided may have been considered sufficient in 2022, HDC Drainage now consider the level of detail provided within this application to be insufficient to demonstrate the site drainage meets the requirements of the NPPF (December 2024) and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.

This application must be held to same standard as all other residential development considered within minor applications. The details provided in the Main Comments section of the attached response, provides the applicant with sufficient guidance to accomplish this. HDC Drainage also ask that the applicant review the previous Drainage Response for DISC/25/0072.

Further submission of the same Drainage Plan without the requested information to support this application, will receive an objection from HDC Drainage, because this is not considered a suitable level of detail at this stage of the planning process.

Kind regards,

Amy Furness

Drainage Officer

Telephone: [01403 215511](tel:01403215511) | [07920 411257](tel:07920411257)

Email: Amy.Furness@horsham.gov.uk



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