

Sigma Homes (Angmering) Ltd
44-46 Springfield Road
Horsham
RH12 2PD



27/01/2026

Our ref. PC/3750111 Shrublands covering letter

Dear Mark,

Re: Condition Number 20, Former Shrublands Nursery, Roundstone Lane, Angmering, BN16 4AT

Following the Officers Report on the formal refusal of planning issued on 16/10/25 for planning application A/115/25/PL please find our response and notes regarding the commentary regarding Condition 20 relating to Contamination.

The Environmental Health team refused planning on the grounds that a Remediation Method Statement had not been provided and approved and that details of the additional testing recommended in the original LEAP Environmental report had not been submitted to them for approval.

A retrospective remediation method statement has been prepared by LEAP Environmental (ref 3750111, dated January 2026) detailing the steps carried out during the construction works on site to remove lead contaminated soils. We also attach a report describing additional investigation carried out prior to development (SSC/21/LP2767, dated 18th May 2022) which has not previously been provided to the Local Authority.

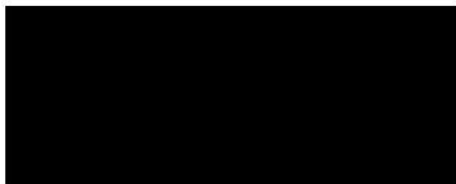
Verification inspections and laboratory testing of recovered soil samples in the area of the contaminated made ground, as well as the additional testing in the footprint of the demolished buildings has been carried out. The results of the testing have been compared against a Generic Assessment Criteria for a private garden with home grown produce. None of the determinants tested were above their respective thresholds. It is considered that this confirms that no additional contaminants were present in the footprint of the buildings and that the lead contaminated made ground identified in the southwest corner of the site has been successfully removed.

Further to the site strip inspections, laboratory testing of samples taken of the site won topsoil and subsoil found they were fit for reuse in gardens. Additional verification visits and laboratory testing has been carried out to confirm that the placed site won soils were confirmed to be chemically clean, with regards to human health, and are considered not to pose a risk to

future site occupiers. As such, the remediation works are deemed to meet the objectives of the remediation and verification strategy.

We hope that this clarifies the situation regarding the outstanding planning conditions relating to contaminated land. Please do not hesitate to contact us should you need any further clarification.

Yours faithfully,



Philip Clare
Associate Director
CGeol FGS