

From: Kevin.Beer [REDACTED]
Sent: 01 July 2025 16:50
To: Meg.Bayliss [REDACTED]
Subject: RE: DC/25/0040

Hi Meg,

In response to the below – we don't really have a simple pre-commencement condition in relation to land contamination. I would suggest therefore that the below conditions is imposed, the applicant will then have to submit the original desk study report with a separate technical note confirming that the conclusions are still valid. We should also include parts (b) and (c) in case any new information indicates the need for ground investigation works on the site.

No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

(a) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site.

(b) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

And

The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition X(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition X(c), unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

To control noise and dust during the construction phase I would also recommend the below condition:

The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;**
- ii. A description of management responsibilities;**
- iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;**
- iv. Site working hours and a named person for residents to contact;**
- v. Detailed Site logistics arrangements;**
- vi. Details regarding parking, deliveries, and storage;**
- vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;**
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and**
- ix. Communication procedures with the LBL and local community regarding key construction issues – newsletters, fliers etc.**
- x. Details of traffic construction routing to and from the site**

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Once you've had a chance to consider the above I'm happy for you to forward onto the applicant.

Any queries let me know.

Thanks

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)



[REDACTED]
Sent: 01 July 2025 12:33

To: Kevin.Beer [REDACTED]

Cc: Meg.Bayliss [REDACTED]

Subject: Re: DC/25/0040

Thanks for your response, Kevin,

In order not to delay the decision further, I would be grateful if we could agree a simple pre-commencement condition.

Meg - I hope this is ok with you. I would suggest a simple pre-commencement condition for an environmental consultant to confirm that the conclusions in the report remain valid.

Regards,

[REDACTED]