Alice.Johnson

From: Alice.Johnson
Sent: 22 January 2025 10:54
To: Alice.Johnson
Subject: RE: DC/24/1853 - Oreham Manor Farm

Alice Johnson
Planning Officer

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Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
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Sent: Wednesday, January 22, 2025 10:28 AM
To: Alice.Johnson <Alice.Johnson@horsham.gov.uk>
Subject: DC/24/1853 - Oreham Manor Farm

Hi Alice,

Apologies for the delay in providing comments on this application.

I note that the following information has been submitted in support of the application:

- EAS Ltd Preliminary Contamination Risk Assessment dated February 2023
- EAS Ltd Contamination Risk Assessment dated August 2024
- EAS Ltd Remediation Method Statement dated October 2024

We have the following comments to make:

1. The fact that the above information has been provided in support of the application is welcomed, we note however that the reports provide information on the wider site and are not limited to the building subject to the application.
2. From the reviewing Contamination Risk Assessment we note that elevated levels of contaminants have been detected on the site. The above referenced Remediation Method Statement is however insufficiently detailed and does not provide the LPA with sufficient detail on the what remedial works and associated validation/verification works will be undertaken on the site to ensure that the risks to future site users will be adequately addressed.
3. There is however sufficient information in the reports for Environmental Health to have no objection to the proposals, if the LPA are minded to approve this application we would therefore recommend the below conditions are imposed:

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) An intrusive site investigation scheme, based on the Contamination Risk Assessment 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.
(b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation 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(b) 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(b), 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).

Regards

Kevin

Kevin Beer
Environmental Protection Officer

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