

From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 13 August 2026 12:13:32 UTC+01:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Cc: "Isabelle.Carter" <Isabelle.Carter@horsham.gov.uk>
Subject: FW: Planning Application Consultation - DC/26/0640 Cedar Cottage Sandygate Lane Lower Beeding

Hi Nic

I responded to Alice back in June on the contamination

The applicant provided a contamination report which did not identify any significant issues. I recommended the following conditions:

Ground contamination:

1. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

2. No soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority.

I would also recommend that the CEMP condition and hours of work condition are attached follows:

- 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. Site working hours and a named person for residents to contact;
 - II. Detailed Site logistics arrangements;
 - III. Details regarding parking, deliveries, and storage;
 - IV. Details regarding dust and noise mitigation measures to be deployed in accordance with BS5228:2009 and the IAQM Guidance on the assessment of dust from demolition and construction.
 - V. Details of measures to mitigate the impact of construction on the amenity of the area and safety of the highway network;

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase, unless the written consent of the Local Planning Authority is received for any variation.

- All works of demolition, construction and ancillary activities, including deliveries and dispatch, shall be restricted to 08:00-18:00 hours on Monday to Friday, from 08:00 to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

I have asked Izzy to look at the air quality report.

Regards

Lee

Lee Money

Team Leader Pollution

Telephone: [01403 215410](tel:01403215410) | [07879 481032](tel:07879481032)

Email: Lee.Money@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



From: Lee.Money <Lee.Money@horsham.gov.uk>

Sent: 07 August 2026 15:08

To: Lee.Money <Lee.Money@horsham.gov.uk>; Isabelle.Carter <Isabelle.Carter@horsham.gov.uk>

Subject: FW: Planning Application Consultation - DC/26/0640 Cedar Cottage Sandygate Lane Lower Beeding

Hi Izzy

I'm not sure if I asked you for your AQ advice on this application. would you mind having a look

Thanks.

Lee

Lee Money

Team Leader Pollution

Telephone: 01403 215410 | 07879 481032

Email: Lee.Money@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



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

Sent: 28 July 2026 14:04

To: eh.planningconsultation <eh.planningconsultation@horsham.gov.uk>

Subject: Planning Application Consultation - DC/26/0640

Please see the attached consultation letter from Horsham District Council

Re:DC/26/0640

Telephone:

Email: planning@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