

From: Lee.Money
Sent: 24 February 2026 11:52
To: Daniel.Holmes [REDACTED]
Subject: RE: DC/26/0214 Hillybarn Farmhouse The Mount Ifield EH response

Hi Daniel

I responded to the previous full application that Hannah dealt with. See DC/25/0447.

As for that application my main concern with application is the risk of exposure to adverse levels of aircraft noise once the Gatwick Northern runway comes into use. However exposure to aircraft noise can't be considered under the prior approval process.

There are also issues around land contamination risks at the site. The applicant has resubmitted the Preliminary Contamination Risk Assessment prepared in 2023 by EAS limited and has also sort to discharge the conditions applied to the previous prior approval permission DC/22/1918 under DISC/25/020.

If the application is to be approved I would recommend that the following conditions are attached:

Land contamination

1. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination, including asbestos contamination, of the site and extant structures shall each 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) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - c) The site investigation results and the detailed risk assessment (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.
2. Prior to the first occupation (or use) of any part of the development hereby permitted, a contamination verification plan shall be submitted to and approved, in writing, by the Local Planning Authority. The verification plan shall provide details of the data collected

that demonstrates that the works set out in Condition [1] are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

3. 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

Regards

Lee

Lee Money

Team Leader Pollution

[REDACTED]



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