

Daniel.Holmes

From: Lee.Money
Sent: 25 August 2026 17:42
To: Daniel.Holmes
Subject: RE: Planning Application Consultation - DC/26/0927 Lock House Lock Partridge Green EnvH response

Hi Dan

Yes it's not overly helpful.

Looks like there is some staining to the slab to the left of the tank. The presence of a steel tank suggest there have been tanks there for some time .
If the application is approved I would recommend the phased contaminated land condition is applied as follows:

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. The site investigation shall be designed and implemented in accordance with BS10175:2026 Investigation of potentially contaminated sites – Code of practice.
 - 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 in order to demonstrate 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

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Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Sent: 25 August 2026 10:53

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

Subject: RE: Planning Application Consultation - DC/26/0927 Lock House Lock Partridge Green EnvH response

Hi Lee,

The applicant has sent the attached through with photos of the existing tanks on a concrete base. I'm not convinced this is enough but wondered if you could take a quick look and provide confirmation that the Preliminary Environmental Risk Assessment will be required.

Thanks,

Daniel Holmes

Senior Planning Officer

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

Sent: 17 July 2026 16:06

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Subject: RE: Planning Application Consultation - DC/26/0927 Lock House Lock Partridge Green EnvH response

Hi Dan

The main concern with this application is the conversation of the oil tank room to form the holiday let.

The applicant will need to provide a Preliminary Environmental Risk Assessment and site investigation to show the building is safe and suitable for residential use.

Regards

Lee

Lee Money

Team Leader Pollution

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