HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licencing
REFERENCE:	DC/23/1912
LOCATION:	Rikkyo School, Guildford Road, Rudgwick, West Sussex, RH12 3BE
DESCRIPTION:	Erection of a detached two storey Dormitory building, with associated landscaping
RECOMMENDATION:	No objection subject to conditions
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below documents: Land Science Phase 1 Contamination and Geotechnical Assessment dated 22.06.23	

MAIN COMMENTS:

Contaminated Land

Environmental Health have reviewed the Land Science Phase 1 Contamination and Geotechnical Assessment, dated 22.06.23, and we are satisfied with the preliminary assessment of the risk to future site users. We also agree with the recommendations in the report in that to confirm ground conditions on the site and to fully quantify the risks to future site users a site investigation and generic quantitative risk assessment (GQRA) should be undertaken.

We are happy to request the above through conditions and we therefore recommend the below, before the commencement of any ground investigation works we would however welcome dialogue with the applicants' environmental consultants so that the scope of the investigation can be formally agreed.

Proposed Water Supply

We note that the application site is located outside of the Sussex North Water Supply Zone. Water supply requirements are therefore not proposed to be met with an onsite borehole and/or a rainwater harvesting scheme. Should this change and either of these private water supplies are proposed then we ask that we re-consulted.

Construction Phase

During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and a construction environmental management (CEMP) plan is also recommended as a condition.

ANY RECOMMENDED CONDITIONS:

Contaminated Land

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 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 (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(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).

Construction Phase

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).

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	17/04/24