

MEMORANDUM TO PUBLIC HEALTH AND LICENSING – PLANNING CONSULTATION

Application No: DC/26/0597

Case Officer: Bethan Tinning

Address: Gorelands Farm Stane Street North Heath

Proposal: Demolition of an existing agricultural building and erection of a dwelling (as an alternative to Prior Approval Ref. DC/25/0707)

Date comments required by: 07/05/26

Details of the application can be viewed at <https://www.horsham.gov.uk/planning/planning-applications/view-and-comment-on-planning-applications>

Planning History:

Comments of Case Officer:

Specific areas that PHLO are asked to comment on:

Initial view of Case Officer:

PHLO Comments:

Thanks for the consultation request

I have reviewed the Phase 1 Geo-Environmental Assessment and the Phase II Contamination report. No concerns have been identified regarding the ground contamination at the site. If the application is approved. I would recommended that the following conditions should be attached:

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 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.

Lee Money
Team leader Environmental Protection

08/05/26