Daniel.Holmes

From: Lee.Money
Sent: 07 October 2026 11:14
To: Daniel.Holmes
Subject: RE: Planning Application Consultation - DC/26/1408 Land Parcel 520329 137805 Capel Road Rusper ENVH response
Attachments: ufm118_Environmental_Health_Consultation_Sheet.pdf

Hi Dan

I previously commented on applications DC/24/1070 and DISC/25/0125.

The Preliminary Environmental risk assessment submitted for DISC/25/0125 was sufficient to discharge part a) only of condition 1 to approved application DC/24/1070.
If the application is approved I would recommend that the following condition is attached:

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 site investigation scheme, based on the preliminary risk assessment, 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

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
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From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 18 September 2026 11:25
To: Lee.Money <Lee.Money@horsham.gov.uk>
Subject: FW: Planning Application Consultation - DC/26/1408 Land Parcel 520329 137805 Capel Road Rusper

Change of Use of an agricultural building to a dwellinghouse (Use Class C3) and associated external alterations, including the installation of windows and doors.

Lee Money
Team Leader Pollution

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From: Planning <planning@horsham.gov.uk>
Sent: 17 September 2026 14:12
To: eh.planningconsultation <eh.planningconsultation@horsham.gov.uk>
Subject: Planning Application Consultation - DC/26/1408

Please see the attached consultation letter from Horsham District Council Re:DC/26/1408

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