HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Hannah Darley Horsham District Council – Planning Dept
LOCATION:	Unit 10 Water Lane Storrington
DESCRIPTION:	Demolition of existing storage building (Units 5 and 6), telecom communication mast and compound. Erection of storage building
REFERENCE:	DC/23/1981
RECOMMENDATION:	~~Advice~~ / No Objection / ~~Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

Approve with conditions.

MAIN COMMENTS:

The site occupies an area of historical industrial land use therefore the presence of ground contamination should be investigated as part of the development.

The boundary of the site adjoins an approved residential development and the conditions to control hours of working in accordance with the application details, installation of fixed plant and lighting are appropriate.

ANY RECOMMENDED CONDITIONS:

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 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.

4. No soils shall be imported or re-used 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

Hours of construction works.

5. All works of demolition, construction, deliveries and dispatch shall be restricted to 08:00-18:00 hours on Monday to Friday, from 08:00 to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

Piling

6. Piling or any other foundation designs using penetrative methods shall not be undertaken other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Hours of operation

7. The hours of operation, including delivery and dispatch, shall be restricted to:

08:00-18:00 hours on Monday to Friday, from
08:00 - 14:00 hours on Saturdays
and at no time on Sundays or Bank Holidays

Fixed Plant

8. No fixed plant machinery or equipment shall be installed or operated without the prior written approval of the local planning authority.

External Lighting

9. Prior to commencement of above ground works of the development hereby approved, full details of a lighting strategy shall be submitted to and approved in writing by the local planning authority. The lighting strategy shall include details of the lighting of all public areas and buildings and shall be designed to comply with the ILP Guidance Note 1 for the Reduction of Obtrusive Light Zone E2 and shall include details of how the lights will be automatically controlled to meet curfew requirements. The lighting scheme shall be installed in accordance with the approved details before the commencement of the use and shall be retained and maintained in accordance with the approved details thereafter.

NAME:	Lee Money
DEPARTMENT:	EHL
DATE:	08/12/23