



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/0083
LOCATION:	Sir Roberts Farm, Goose Green Lane, Goose Green, West Sussex, RH20 2LW
DESCRIPTION:	Demolition of existing building. Erection of a replacement barn style 4 bed dwelling, together with a detached garage and associated access. Change of use of land from paddock to residential curtilage.
RECOMMENDATION:	No objection subject to conditions
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below documents: Phlorum Limited Land Contamination Preliminary Risk Assessment, dated June 2022	

MAIN COMMENTS:Land Contamination

Environmental Health have reviewed the Phlorum Limited Land Contamination Preliminary Risk Assessment dated June 2022, submitted in support of the application, and we have the following comments to make.

1. We note that the following is stated section 1.2 of the above report 'It is understood that the study site comprises of five individual dwellings. We have been made aware that there are plans to convert one of the existing barns and demolish and reconstruct all remaining structures onsite, creating four new dwellings with garages included'. Whilst we appreciate that the most recent proposals are still residential reports of this nature do need to be based on current proposals, we request therefore that the report is amended to reflect the current proposal.
2. We also note that the site walkover was undertaken in May 2022 which is now nearly four years ago. We ask therefore that the applicants consultants confirm in the amended report that the detail on the site walkover (section 5.0) is still valid.
3. If there is an opportunity for this revised report to be provided prior to determination this would be welcomed, if not then we are happy to request this through a condition – a suitably worded planning condition is therefore provided below.

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 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) 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.**

The following aspects (b) – (c) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) 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.**
- (c) 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(c) 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(c), 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. During site clearance, preparation and construction the dust and Air Emission Mitigation measures described on

Table 17 of the Air Quality Assessment report (Redmore Environmental, June 2023) shall be adopted. 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:	18/02/26