



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/0337
LOCATION:	Land at Hillybarn Farm, The Mount, Ifield, West Sussex
DESCRIPTION:	Demolition of barn and erection of 4no new dwellinghouses.
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Preliminary Contamination Risk Assessment, prepared by EAS Ltd, dated January 2023	

MAIN COMMENTS:**Contaminated Land**

1. The above report has been submitted with previous planning applications. Notably DC/25/0477. Paragraph 2.2 states that "It is proposed to redevelop the site for residential use to comprise 5 No. dwelling houses" and a plan for these five houses is supplied in Appendix A. This is a significantly different layout than the one supplied with the current application, in particular there is much larger outdoor space in the current application. The Preliminary Contamination Risk assessment needs to be updated to reflect the current application and we can't accept it as it stands.
2. With regard to the risk assessment presented in Table 8.1, whilst potential sources of contamination are identified and assigned risk ratings, the methodology used to derive these ratings is not clearly set out. For clarity and transparency, it is recommended that the report includes a defined risk assessment framework, such as a risk matrix, demonstrating how the assigned risk levels have been determined based on likelihood and severity. This would provide appropriate justification for the conclusions reached.
3. The photographs supplied show significant piles of mixed building rubble (photographs 4 & 5) of unspecified origin. However, as the site walkover was completed in January 2023 there is no way of knowing from the supplied report if there has been further material imported onto the site in the last 3 years.
4. Environmental Health is surprised that the EAS screening response does not recommend an intrusive site investigation and the submission of a remediation strategy. Based on the information available, it is considered that the site has the potential to be affected by contamination associated with former farm activities, asbestos-containing materials (ACMs), imported materials, and the presence of a second building that has since been demolished.
5. In view of the above, Environmental Health considers that a Phase 2 Intrusive Site Investigation is required to adequately assess the risks to human health, controlled waters and the wider environment. Subject to the findings of the investigation, a remediation strategy may also be necessary.
6. Environmental Health considers that the site requires further investigation; however, the Phase 2 Intrusive Site Investigation can be satisfactorily addressed through the imposition of appropriately worded contaminated land conditions, that also cover any subsequent remediation that may be required. However, until the Phase 1 Risk Assessment has been revised to address the above concerns and demonstrates that the risks from potential contamination have been adequately assessed, Environmental Health considers that insufficient information has been provided to enable the contamination risks associated with the site to be fully assessed. Therefore, at this time we, can not recommend this site be approved.

Noise

7. The site is likely to be within the 54dB contour for the noise insulation scheme associated with the Gatwick northern runway project.
8. The site is therefore likely to be exposed to significant aviation noise – a noise impact assessment should therefore be provided.

NAME:

Georgina Hermitage

DEPARTMENT:	Environmental Health and Licensing
DATE:	11/09/2026