

From: Lee.Money [REDACTED]
Sent: 30 April 2026 15:41
To: Sophie.Moore [REDACTED]
Subject: RE: DC/26/0664 Land To The North of Hillybarn Farmhouse Hillybarn Road Ifield
EnvH response

Hi Sophie

Thanks for the consultation request.

The Preliminary Contamination Risk Assessment prepared by EAS Ltd dated January 2023 has identified a number of potential issues with use of the site for residential development, including the asbestos containing materials and residues from the open burning of controlled wastes.

In addition the dwellings will lie within the proposed Noise Insulation Scheme for the Gatwick Northern Runway project DCO and therefore will be exposed to adverse levels of aircraft noise.

If the application is approved the following conditions should be applied:

Land contamination

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. 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.
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

Commercial aviation noise

5. Prior to commencement of development (other than demolition), a scheme of noise mitigation and mechanical ventilation sufficient to prevent overheating and maintain thermal comfort shall be submitted to and approved in writing by the Local Planning Authority. The Assessment of ventilation capacity shall be based on the CIBSE overheating position statement and shall demonstrate that CIBSE TM59 methodology has been used and CIBSE TM49 modelling requirements have been suitably considered [as part of the modelling. Any mechanical ventilation shall have due regard to the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020. The scheme shall include but not be limited to.
 - A) The performance details and a glazing plan with supporting technical specifications sufficient to achieve the habitable room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of L_{Amax} [including details of post construction validation measurements.
 - B) Prior to occupation a site visit shall be carried out by a suitably qualified person and a final verification report shall be submitted to and approved in writing by the local Planning authority.

All work must be carried out by suitably qualified person and the approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Regards

Lee

Lee Money
Team Leader Pollution



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The banner is split into two main sections. The left section has a light blue background and features a 3D illustration of a house where the roof and walls are made of large, colorful letters spelling out "LANDLORDS GET ON TOP OF THE RENTING CHANGES". To the right of this is a white house icon with the text "Renting is changing" in a script font, and below that is the UK Government crest and "UK Government" text. The right section has a dark teal background and contains the text "Get on top of the renting changes" in bold, followed by "New rights and responsibilities for landlords in England." and a link "Click here to learn more..."