



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/1212
LOCATION:	Annexe Clockhouse Farmhouse, Stonehouse Lane, Cowfold, Horsham, West Sussex, RH13 8DL
DESCRIPTION:	Demolition of 6no. existing agricultural buildings within the wider farm holding. Conversion of the existing brick stables into 5no. residential dwellings; erection of a new commercial building and erection of a new Sussex barn with landscaping and associated infrastructure works.
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 March 2026	
MAIN COMMENTS: 1. From the site walkover there is a large silo at the exterior of B1. This is not further mentioned in the report and there is no clarification of what this silo contains. 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. I agree with the overall conclusions of the report and welcome the submission of a phase 2 risk assessment and subsequent remediation strategy. We expect extensive testing to be carried out around this site due to significant quantities of made ground, buildings to be demolished, and uncertain historical uses. The applicant is welcome to contact environmental health to discuss their sampling strategy before sampling is performed, should they wish. 4. I am happy to secure the remaining works by condition	

SUGGESTED CONDITIONS

1. Pre-Commencement Condition: 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.

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

2. Pre-Occupation Condition: 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(b) 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(b), 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).

And

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.

Reason: 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).

NAME:	Georgina Hermitage
DEPARTMENT:	Environmental Health and Licensing
DATE:	17/09/2026