



DC/25/1327 - Land East of Mousdell Close, Rectory Lane, Ashington

From Kevin.Beer [REDACTED]

Date Tue 28/10/2025 11:55

To Sam.Whitehouse [REDACTED]

Dear Sam,

Environmental Health have reviewed the AP Geotechnics Phase II Geoenvironmental Assessment, dated 03.10.25, and the fact that a report of this nature has been provided in support of the application is welcomed, we do however have the following comments to make.

1. Two copies of the logs for WS2 to WS9 have been provided which we assume to be an error.
2. No logs have been provided for locations CBR1, CBR2, CBR3, CBR4, CBR5 or CBR6.
3. From reviewing the laboratory certificates it is not clear if the laboratory who undertook the chemical analysis has any form of formal accreditation – we would be grateful if this can be clarified.
4. Page 76 of the PDF is titled 'Contaminants in Soil' and provides detail on the chemical test results. It would however that no units have been provided. We assume the units are mg/kg but this does need to be stated on the certificate.
5. On the assumption that depths detailed on the chemical test certificates are accurate, from comparing these depths with the borehole logs it would appear that three samples of topsoil and four samples of the underlying clay (Weald Clay formation) have been scheduled for chemical analysis. We appreciate the greenfield use of the site and apparent low risk from contamination, in our view the aforementioned level of sampling does not however provide the LPA with sufficient confidence that elevated levels of contamination are not present on the site.
6. In addition to the above we note that location SA-1 found topsoil to 0.2m and then a strata logged as 'firm dark orange brown and grey sandy clay with some black carbonaceous material' to 0.70m. We assume that this material to be made ground, it would appear however that this material has not been subject to any chemical testing.
7. We note that ground gas monitoring has been undertaken, it is however not clear from the information submitted to date what the likely source of ground gases are.
8. Ground investigation to satisfy planning conditions for the development to the south east of the site subject to this current application found significant depths of made ground and elevated levels of contaminants associated with an infilled reservoir in the south western corner of the site i.e. very close to the south eastern corner of the site. The site investigations undertaken on the current site have not however established if this made ground has encroached onto the application site.
9. Finally Appendix G 'Original Testing House Certificates' contains no information.

It may be possible to address some of the above through a suitably worded planning condition, before agreeing to this we would however be grateful for comments and a revised report addressing the above.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

**Horsham
District
Council**

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