



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

From Kevin.Beer <Kevin.Beer@horsham.gov.uk>

Date Fri 21/11/2025 15:58

To Sam.Whitehouse <Sam.Whitehouse@horsham.gov.uk>

Dear Sam,

Further to our comments dated 28.10.25 Environmental Health have reviewed the letter from A P Geotechnics dated 4th November 2025, and the revised A P Geotechnics Phase II site investigation report, and we have the following comments to make.

1. With the exception of points 5 and 8 of the letter the comments address our previous comments.
2. With regards to comment 5 – we have since revisited this application and from reviewing recent aerial photos it is apparent that vehicle tracks are present in the north western part of the site (see below). Further to this, an EHO has also recently visited the site and fragments of plastic and concrete are present in north western part of the site, some of which appear to be have been partially buried. Given these observations and the fact that the site has not been subject to any form of development we are of the view that the north western part of the site has been subject to some degree of unregulated waste disposal activity. We appreciate that the site investigations undertaken to date have not found any elevated levels of contamination, which is welcomed, we are of the view however that some further ground investigations are required on the site, with particular emphasis on the north western part of the site.



3. With regards to comment 8 – during the above mentioned site visit the EHO visited the south eastern part of the site and it was noted that made ground soils associated with the former reservoir are located in very close proximity to the assumed site boundary. It was however not

clear to the EHO where the site boundary is located so it is possible that there has been some encroachment of made ground soils onto the site. Further information is required to address this.

We are however happy to address the above through suitably worded planning conditions, should permission be granted we would therefore recommend the inclusion of the below conditions.

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) 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.**
- (b) 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(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).

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

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