



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/2087
LOCATION:	Thakeham Tiles Ltd, Rock Road, Storrington, West Sussex, RH20 3AD
DESCRIPTION:	Outline application for the demolition of existing buildings, and the re-development of the site for up to 108no. dwellings (including a mix of private and affordable housing units), with associated infrastructure including vehicular, cycle and pedestrian access, parking, landscaping, open space and play provision, and sustainable drainage with all matters reserved except access.
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Phase 1 Desk Study Report parts 1-5, prepared by Stantec, dated June 2026 Supplementary Ground Investigation Report, prepared by Hydrock Consultants Ltd, dated May 2021 Supplementary Ground Investigation Factual Report, prepared by Hydrock Consultants Ltd, dated January 2022 Supplementary Ground Investigation Factual Report, prepared by Hydrock Consultants Ltd, dated April 2022 Remediation Strategy and Verification Plan, prepared by Hydrock Consultants Ltd, dated April 2022 Ground Investigation Specification, prepared by Hydrock Consultants Ltd, dated June 2024 Abstraction well soil sampling assessment, prepared by Hydrock Consultants Ltd, dated September 2024	

MAIN COMMENTS:

We note and welcome the comprehensive site investigation work undertaken to date and the detailed findings presented within the submitted reports. We recognise that site assessments and investigations have been carried out over an extended period, and consequently the Phase 1 Desk Study post-dates the Phase 2 and Phase 3 investigation reports.

Whilst we are broadly satisfied with the scope of the investigations completed and the remediation measures proposed, we consider that additional sampling is required to ensure that the site has been adequately characterised and that risks to future receptors have been fully assessed.

This should include, but is not necessarily limited to, the following areas:

- The forested areas within the north-western and north-eastern parts of the site. Historical mapping does not indicate any potentially contaminative activities within these areas and, therefore, significant contamination is not anticipated. However, appropriate verification sampling is required to confirm this assumption.
- The peripheral areas of the former quarry in the southern part of the site. Based on the submitted site layout, these areas appear likely to be developed for residential use, including private gardens. It is therefore important that these areas are adequately investigated and assessed to demonstrate their suitability for the proposed end use.

The results of the additional investigation works should be submitted for review and any necessary amendments to the remediation strategy incorporated as appropriate. However, we are happy to secure this work under the below conditions.

SUGGESTED CONDITIONS:

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 site investigation scheme, based on the phase 1 desk study report 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.

b. The site investigation results and the detailed risk assessment (a) 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).

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.

Reason: To ensure that the approved remediation measures have been implemented effectively and that the site does not pose unacceptable risks to human health, controlled waters or the wider environment, in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

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).

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

Reason: To ensure that any imported or re-used soils are suitable for their intended use and do not introduce contamination that could pose unacceptable risks to human health, controlled waters or the wider environment, in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

NAME:	Georgina Hermitage
DEPARTMENT:	Environmental Health and Licensing
DATE:	16/07/2026