HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/24/0216
LOCATION:	Sumners Pond Fishery and Campsite, Chapel Road, Barns Green, West Sussex, RH13 0PR
DESCRIPTION:	Application for Approval of Details Reserved by Condition 12 to approved application DC/21/2697
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: LEAP Environmental LP3662 – Addendum Site Investigation – Southern Area, Sumners Pond, Barns Green, dated 15 August 2024	

MAIN COMMENTS:

Condition 12

Environmental Health have reviewed the above-mentioned report and we have the following comments to make.

1. It was originally agreed that locations TP202, TP203 and TP208 would be advanced to target areas that of the site that will become soft landscaped/garden areas. We note the comments in the report in that services were located in the original sample locations, it is however not clear why two other locations were not chosen were services were not present but still targeting proposed soft landscaped garden/areas. It is also not clear if these services will remain in these locations following redevelopment of this part of the site.
2. Given the above and the fact that TP202 and TP207 were not advanced and TP204 was also moved, none of the locations targeted areas of the site that will become private or communal soft landscaped areas.
3. In email dialogue with LEAP Environmental in May 2024 it was agreed that, although not marked on the plan, further investigation would be undertaken in the eastern part of the southern area where underground infrastructure, possibly a soakaway, was located. It is not clear if this area/feature has been investigated.
4. It is apparent that a large area at the western side of the site has not been subject to any investigation – given the land use history this area will need to be investigated.
5. Locations TP205, TP209, TP210 and TP211 are grouped fairly close together, there is therefore an area to the west of TP210 which has not been investigated.
6. We note that a slight solvent hydrocarbon odour was detected in the made ground at location TP204. Whilst the sampling at this location did not detect any parameters above relevant generic assessment criteria, which is welcomed, our concern is that TP204 has detected the edge of a larger area of contaminated soils.
7. We also note that an 'organic rotting odour/black staining' was present in TP201, TP203, TP205 and TP210. We are concerned with the potential ground gas risk from this material, in particular in the northern part of the southern area where residential dwellings are proposed.
8. We note that a Remediation Method Statement has been provided which is welcomed, we are however not able to provide any comments on this until we are satisfied that sufficient site investigation works have been undertaken.

In summary, although the further information on the site investigation in the southern area of the site is welcomed the report unfortunately does not fully address our concerns with regards to contamination in this part of the site. There would also appear to be some departure from what was formally agreed which is disappointing.

Given the above unfortunately Environmental Health are not in a position where we can recommend the discharge of conditions 8 and 12 at this time.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	20/09/2024