HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/24/0219
LOCATION:	Development at Threals Farm, Threals Lane, West Chiltington, West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 15 and 21 to approved application DC/22/1690
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: MEC Environmental Ltd Gas Membrane Installation Validation Report Patrick Parsons Topsoil Capping Validation Report – Plots 01 and 02, dated 16.07.24 TOC Removal Validation Letter Report dated 04.10.23	

MAIN COMMENTS:

MEC Environmental Ltd Gas Membrane Installation Validation Report

We have reviewed the above-mentioned report and we have the following comments to make:

1. The fact that on both occasions the inspections 'passed' is welcomed.
2. During both inspections we note the below is stated:

> **Annulus to Water Pipe Duct:** The alkathene water pipe has either not been sealed or is not in place at the time of our inspection, this will require sealing to an approved method, this is outside the remit of the result of todays inspection

3. We would be grateful for some commentary and photos confirming that the above has been undertaken.
4. We also note that timber frames have been used in the construction and that timber frame straps were in place during the October 2023 inspection, it is however not clear to Environmental Health how the timber frame attaches to the masonry below without compromising the gas protection measures – we would be grateful for some commentary on this.

Topsoil Capping Validation Report – Plots 01 and 02, dated 15.08.24

We have reviewed the above-mentioned information and we have the following comments to make.

1. The fact that no elevated levels of contaminants have been found is welcomed, it is however not clear how much topsoil and subsoil in metres cubed has been imported onto these plots and from which source.
2. So that we ensure that the sampling frequency has been undertaken in accordance with the remediation method statement we would be grateful if this can be clarified.
3. We would also be grateful for a plan of the plots showing where the validation locations were advanced.

Patrick Parsons TOC Removal Validation Letter Report dated 04.10.23

We have the viewed the above-mentioned information and we are satisfied with the information provided.

Given the above comments in relation to the Gas Membrane Installation Verificaiton Report and the Topsoil Capping Validation Report we are not in a position where we can recommend the conditions 15 and 21 for discharge at this stage. We would however welcome dialogue with the applicant and/or their consultants on these matters.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	19/09/2024