From: Matthew.Porter
Sent: 04 March 2026 20:26:08 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: FW: DISC/25/0384 - Land of Glebe Farm - Condition 4

Please upload to file as consultee response

Matthew Porter

Principal Planning Officer

Telephone: 01403 215561
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From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Sent: 04 March 2026 10:31
To: Matthew.Porter <Matthew.Porter@horsham.gov.uk>
Subject: DISC/25/0384 - Land of Glebe Farm - Condition 4

Dear Matthew,

Environmental Health have reviewed the latest comments, thank you to Merebrook for providing these, and these have addressed some of our concerns. We do however have the following comments to make:

1. From reviewing the ASL Report Site Investigation Report we note that exploratory holes were advanced at 31 locations across the site with samples subject to chemical analysis from 15 of these locations. From revisiting the Merebrook Report we note that 32 samples were subject to chemical analysis (although we note that heavy metals and TPH were subject to chemical analysis at only 26 locations).
2. With the above comments in mind, and with reference to section 9.7.2.3.3 of BS 10175:2026, we would welcome further commentary on the sampling density on this site

(combing both investigations) and whether it is complaint with the aforementioned section of BS 10175.

3. In the context of the testing of the made ground and our request for further testing we note the comment 'Not needed as MG is shallow (to max 0.8m depth). Made ground will be removed by construction process or beneath garden areas as uncontaminated soil. MG to be removed as hazardous waste from MHP03 area with surface asbestos fragments'. Whilst we accept that on a number of sites we see much deeper made ground we are not entirely convinced that 0.8m is 'shallow' in the context of made ground depth. We also accept that the chemical testing of the deeper pockets of made ground have, to date, not found any elevated levels of contamination and if the areas investigated to date remain present under gardens this material is likely to present a low risk to future site users. This position is however based on the assumption that the made ground to be homogenous which, from experience of similar sites, is not always the case.
4. Given the above we therefore remain concerned that the made ground soils on the site, in particular the deeper pockets of made ground in the vincity of MTP109 and MTP112, have not been adequately characterised.

Given the above unfortunately we are not currently in a position where we can recommend condition 4 for discharge.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

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Horsham District Council