HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/24/0200
LOCATION:	Land East of Nightingale Farm, Sincox Lane, Shipley, West Sussex
DESCRIPTION:	Approval of details reserved by conditions 3,4,5,6,7 and 8 to approved application DC/23/2278

SUMMARY OF COMMENTS & RECOMMENDATION:

Comments relating to below information:

Ground and Water Phase II Site Investigation Report dated July 2024

MAIN COMMENTS:

Condition 4

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

1. Environmental Health have previously made comments on the Ground and Water Phase 1 Desk Study for this site, date February 2024. As far as we are aware these comments have not been addressed.
2. Given our concerns with regards to the Phase 1 Desk Study it is not clear if all potential sources of contamination on the site have been targeted. To give two examples – an EHO has recently visited the site and potential underground infrastructure was noted in one part of the site, a bund was also present in the southern part of the site.
3. We note that five samples soil samples have been subject to chemical analysis and that no determinands were detected above the relevant generic screening criteria which is welcomed. Given the size of the site and taking into account the land use history we are however not convinced that five samples provide the LPA with sufficient confidence that elevated levels of contamination are not present on the site. It is also not clear where the trial pit locations where advanced in relation to the proposed soft landscaping/garden areas – we would be grateful for a proposed site layout with the locations overlain.
4. We note that the made ground at location WS3 was not proven which is a concern. We also note that the made ground at this location showed some variation but only one sample was taken from this material, we are therefore not convinced that the sampling at this location is compliant with BS10175.

Given the above unfortunately Environmental Health are not in a position where we can recommend the discharge of condition 4 at this time.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	12/09/2024