HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/0530
LOCATION:	Land at Hornbrook Farm Brighton Road West Sussex
DESCRIPTION:	Outline planning application for up to 180 dwellings, open space and associated works and infrastructure with all matters reserved apart from access.
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

Comments relating to below information:

Geo-environmental Desk Study Report by Obsidian Geo-Consulting Revision C, dated 23rd October 2026

Geo-environmental Investigation Report by Obsidian Geo-Consulting, Revision C, dated 23rd October 2026

Geo-environmental letter dated 21st September 2026

MAIN COMMENTS:

Thank you for addressing my previous comments so thoroughly.

I agree with your rationale and am satisfied with the proposed remediation for the samples where elevated PAH concentrations were identified. Where contamination is encountered during excavation, further chase-out excavation shall be undertaken and continued until suitable uncontaminated material is encountered. Validation samples shall be collected from the base and sides of the excavation, and the excavation shall not be backfilled until the analytical results have been received and reviewed. Should the validation results indicate that contamination of concern remains within the excavation, further chase-out excavation and validation sampling shall be undertaken until the remaining soils are demonstrated to be suitable for the proposed use.

I will update my suggested condition to reflect the discussion in your comments.

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. Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

    Any changes require the express consent of the local planning authority. The scheme shall be implemented as approved.

And

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.

NAME:	Georgina Hermitage
DEPARTMENT:	Environmental Health and Licensing
DATE:	26/11/2026