



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/25/0347
LOCATION:	Land On Old Forge Close
DESCRIPTION:	Application for Approval of Details Reserved by Condition 6 to approved application DC/21/0738
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Ashdown Quantitative Ground Contamination Risk Assessment and Remediation Strategy Report, dated 16th March 2026	

MAIN COMMENTS:

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

1. We note that locations TP102 and TP103 found 0.70m and 0.75m of made ground respectively. These locations did not however prove the made ground, it is therefore not clear how much made ground is present in the central and north eastern parts of the site which, crucially, will become soft landscaping/garden areas.
2. When compared to UK assessment criteria we note that elevated levels of lead were detected in TP101, TP102, WS102 and WS103 with a maximum concentration of 780mg/kg detected in WS102. We note however that the natural soils at these locations have not been subject to any testing, it is therefore not clear if the natural soils at the locations have been impacted by lead contamination.
3. We also note the made ground in WS101, WS102 and TP103 showed a degree of variation, the sampling undertaken does not however reflect this.
4. We note that two rounds of ground gas monitoring have been undertaken, however only one of the monitoring visits was undertaken during falling pressure. We are therefore not convinced that the ground gas regime at the site has been adequately characterised.
5. So it is clear what the relationship is between the sample locations and the proposed site layout we would also be grateful for a proposed plan of the site with the locations overlain.
6. From reviewing historic aerial photo from 1959 and the 1974 OS map the site is non-residential and is possibly linked to some form of commercial activity to the north. Given this and the fact that the site has, in our view, not been subject to sufficient investigation is therefore a concern.
7. We note that remedial proposals are detailed in the report, we are however not in a position to discuss remedial options until we are satisfied that sufficient site investigation works have been undertaken on the site.

Given the unfortunately we are not in a position where we can recommend condition 6 of approved application DC/21/0738 for discharge.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	17/04/2026