HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/26/0194
LOCATION:	Swains Farm Brighton Road Henfield West Sussex BN5 9RP
DESCRIPTION:	Application for approval of details reserved by condition 1 a, b and c to approved application DC/25/1661
RECOMMENDATION	~~Advice / No Objection / Objection~~ / More Information ~~/ Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: Environmental Health has reviewed the updated Phase 3 Risk Assessment and Remediation Method Statement (RMS). We accept the proposal to remediate all external areas rather than undertake additional testing. However, I have the following comments:	

MAIN COMMENTS:

1. The RMS should be drafted as a document of positive intent. Accordingly, the term "should" must be replaced with "shall" throughout to clearly demonstrate that the specified measures will be implemented.

2. The first paragraph of section 5.1 states that remediation will be performed in all areas of proposed gardens and soft landscaping. However, the following paragraph says "the impacted soils should be excavated…". This is ambiguous about what soils are referenced and needs to be clarified.

3. As the borehole logs have not been submitted with the application we are unable to assess if 600mm is a sufficient depth for soil removal. Please submit these so we can see the depth of made ground across the site.

4. The RMS does not detail any analysis of the underlying soils to be performed once the top 600mm has been removed. Please confirm that a visual inspection will be carried out and if any further testing of the underlying soils will be performed. If no further testing is to be performed, a no-dig layer must be installed.

5. Furthermore, the RMS needs to clarify what remediation will happen if testing of the underlying soils fails the testing.

6. I agree with the proposed sampling of the imported soils, however the RMS needs to clarify how many samples will be taken. It should also detail how the remediation works will be validated, for example with validation pits to confirm the depth of the new soil.

NAME:	Georgina Hermitage
DEPARTMENT:	Environmental Health and Licensing
DATE:	09/09/2026