



Horsham
District
Council

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
SUMMARY OF COMMENTS & RECOMMENDATION: Environmental Health has reviewed the following document: Phase 3 Risk Assessment and Remediation Method Statement, prepared by Albury S.I. Ltd, dated June 2026. And we have the below comments	

MAIN COMMENTS:

1. It should be noted that the Phase 1 and Phase 2 reports were previously submitted under planning application DC/25/1039, and Environmental Health provided comments on those reports at that time.
2. Environmental Health notes and welcomes the completion of an additional 12 boreholes in response to previous consultation comments. It is also noted that the proposed development layout has been amended to comprise two separate buildings, and the inclusion of Sample 10 within the area between the two proposed buildings is welcomed. However, borehole logs for these additional exploratory holes have not been provided. These logs are required to enable a full assessment of the ground conditions and composition across the site.
3. Section 2 of the report states that "The exception being borehole 6 where metal and fragments of ACM sheeting were present within the made ground." However, it is not apparent from the information submitted that Borehole 6 was analysed for asbestos. Given the recorded presence of suspected asbestos-containing materials (ACMs), appropriate asbestos testing should be undertaken and the results submitted for review.
4. We also note that Samples 1–10 were analysed for heavy metals only. A comprehensive suite of contaminants should be assessed to adequately characterise the site and demonstrate that it is suitable for the proposed residential end use. This is considered particularly important given that these areas are proposed to comprise gardens and other soft landscaped areas where direct human exposure pathways may exist.
5. With regard to the remediation strategy, Environmental Health is satisfied with the proposed approach for the area represented by samples WS1–WS5, as the proposed hardstanding effectively removes the potential exposure pathway.
6. However, we cannot support the remediation strategy proposed for the external areas of the site at this stage. The submitted investigation data is insufficient to demonstrate that contamination is limited to the south-eastern part of the site, as the remaining areas have not been subject to comprehensive contamination testing. Further investigation and assessment are therefore required before the proposed remediation strategy can be accepted.

NAME:	Georgina Hermitage
DEPARTMENT:	Environmental Health and Licensing
DATE:	21/07/2026