
From: Kevin.Beer
Sent: 16 April 2026 11:04
To: Sam.Whitehouse
Subject: DC/25/0403 - Stonehouse Farm

Dear Sam,

Further to the Teams meeting on 09.04.26 we have the following comments to make.

Lot 9

1. We note the proposals for this lot include a significant reduction in ground levels and, based on the site investigation information to date, we accept that this is likely to remove the majority of the made ground soils on this part of the site. However, as detailed in previous comments, there are unproven areas of made ground, in particular along the southern boundary of the site, and areas beneath existing buildings which have not been subject to any investigation. With this in mind we have revisited the latest site investigation report for this lot, and revisited our photos from a site visit last year, and given the proposed use is residential with gardens, the most sensitive land use in relation to contamination, we are of the view that a condition to ensure that these further investigations are undertaken followed by a robust remediation method statement is required – the below condition is therefore re-recommended.
2. Before the commencement of works to satisfy this condition we would however welcome dialogue with applicants environmental consultant so that exact scope of the investigation can be agreed.

Condition

The constructions of the dwellings hereby permitted in Lot 9, Jacksons Farm, shall not commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) **An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.**
- (b) **Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.**

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

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

And

The development hereby permitted in Lot 9, Jacksons Farm shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition X(b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in

advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition X(b), unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Lot 2

1. As discussed during the above mentioned meeting given the lack of any significant sources of contamination on this parcel of the site and the lack of any significant soft landscaping we are satisfied that no site investigation works are required.
2. From re-visiting the preliminary risk assessment/desk study since the meeting we would however welcome a revised preliminary risk assessment which adequately addresses the concern in relation to the potential for hydrocarbon contamination, both in terms of vapours to the proposed building and mobile contamination to the residential dwelling to the south.
3. Once we have this revised report, and we are happy with it, then we will recommend our 'unexpected contamination' condition for this lot.

Condition

Unexpected contamination condition to be provided once above mentioned revised desk study has been provided to our satisfaction.

Lot 8

We have reviewed the Ashdown Quantitative Ground Contamination Risk Assessment Report, dated 08.04.26, and the additional investigation in this part of the site is welcomed, we do however have the following comments to make.

1. We note that locations TP101 to TP104 were advanced down the top of the bund and although no elevated levels of contamination were detected when compared to commercial generic assessment criteria, which is welcomed, these trial pits did not prove the depth of the made ground soils in the bund.
2. We note that locations TP201 to TP205 were advanced around the edge of the bund and although they did prove the made ground this made ground was relatively shallow, we also note that no chemical sampling was undertaken from these locations.
3. Looking at bund as a cross section there would appear to be a large area down the middle of the bund that has not been subject to adequate investigation, we also remain of the view that four samples does not provide the LPA with sufficient confidence that elevated levels of contamination are not present in the bund.
4. Given the above we remain of the view that the material in the bund has not been adequately characterised, however taken into account the commercial end use of this lot we will not be requiring any further investigation of the bund, either in support of the application or through a condition.
5. We understand that further site investigation has been undertaken on land in the northern part of this lot, once we have received a report on these works we will review and form a view as to whether this adequately addresses our concerns.

Condition

View on need for condition for this lot to be taken once report on above mentioned works has been provided.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

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[REDACTED]

[REDACTED]



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

