

From: Rosalind Gall <Ros@momentumplanning.co.uk>
Sent: 06 May 2025 11:27:42 UTC+01:00
To: "Kevin.Beer" <Kevin.Beer@horsham.gov.uk>; "Amanda.Wilkes" <Amanda.Wilkes@horsham.gov.uk>
Cc: "Kevin Scott" <kevin@solveplanning.co.uk>
Subject: RE: DC/23/1089 Sandgate Nursery West End Lane
Attachments: 22-200.02 v1 GRA.pdf

Good morning,

Please find attached the Ground Water Risk Assessment by Aviron to address the comments below.

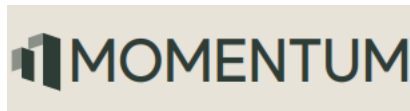
Kevin, I would be very grateful if you could confirm if this is now sufficient to remove your holding objection.

Thank you.

Kind Regards,

Ros

Rosalind Gall MA MRTPI
Director
m : 07510 936319



working with



Momentum Planning Ltd, Hasleworks, 2-4 Petworth Road, Haslemere, Surrey, GU27 2HR
Company Number. 15755295 Registered in England and Wales

www.momentumplanning.co.uk

From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Sent: 07 April 2025 15:16
To: Rosalind Gall <Ros@momentumplanning.co.uk>
Cc: tspawton@pricemyers.com; sales@invictawatertreatment.co.uk; Amanda.Wilkes <Amanda.Wilkes@horsham.gov.uk>; Kevin Scott <kevin@solveplanning.co.uk>
Subject: RE: DC/23/1089 Sandgate Nursery West End Lane

Hi Rosalind,

Sorry I missed your call earlier, have been out on site visits most of today, but thanks for your emails.

I have attached a site investigation report to this email. I would stress however that I am not recommending the company that has produced this report (I just did an online search for

'groundwater investigation report' and this one came up along with many others), I am just using the report to provide an example of what a robust site investigation report should look like. It is also important to say that the context of the site and the purpose of the report is different to the Sandygate Lane site, with sections on site description, fieldwork, discussion on results etc and detailed logs in the appendices it does however provide a good example of the structure of a site investigation report.

In addition to the above – we appreciate that the groundwater testing to date has not detected anything of concern, Environmental Health are of the view however that there are potential on and off site sources of contamination near the Sandygate Lane site that may have impacted underlying groundwater quality – the site is a former nursery and there are offsite source of contamination in the form of a former gasworks and a landfill both of which may have impacted underlying groundwater quality. A separate desk based assessment from a consultant who specialises in land contamination/hydrogeology will therefore be required to assess this.

It may be that the applicant can tie the two pieces of work detailed above into one document – happy to discuss in more detail.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

Telephone: 01403 215420

Email: Kevin.Beer@horsham.gov.uk



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

From: Rosalind Gall <Ros@momentumplanning.co.uk>

Sent: 07 April 2025 11:13

To: Kevin.Beer <Kevin.Beer@horsham.gov.uk>

Cc: tspawton@pricemyers.com; sales@invictawatertreatment.co.uk; Amanda.Wilkes <Amanda.Wilkes@horsham.gov.uk>; Kevin Scott <kevin@solveplanning.co.uk>

Subject: RE: DC/23/1089 Sandgate Nursery West End Lane

Hi Kevin,

Further to my voicemail, I would be very grateful if you could get an example over to us asap so that we can address this.

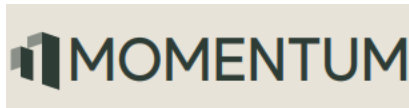
A call with the relevant experts on the team would also be helpful to bottom this out as we are keen to bring this application to committee given the 2+ year process so far.

Thank you.

Kind Regards,

Ros

Rosalind Gall MA MRTPI
Director
m : 07510 936319



Momentum Planning Ltd, Hasleworks, 2-4 Petworth Road, Haslemere, Surrey, GU27 2HR
Company Number. 15755295 Registered in England and Wales

www.momentumplanning.co.uk

From: Rosalind Gall
Sent: 03 April 2025 11:33
To: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Cc: tspawton@pricemyers.com; sales@invictawatertreatment.co.uk; Amanda.Wilkes <Amanda.Wilkes@horsham.gov.uk>; Kevin Scott <kevin@solveplanning.co.uk>
Subject: FW: DC/23/1089 Sandgate Nursery West End Lane

Hi Kevin,

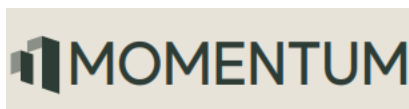
We have received your comments below.

As suggested, please can you forward an example of what is required so we can resolve this asap?

Kind Regards,

Ros

Rosalind Gall MA MRTPI
Director
m : 07510 936319



working with



Momentum Planning Ltd, Hasleworks, 2-4 Petworth Road, Haslemere, Surrey, GU27 2HR
Company Number. 15755295 Registered in England and Wales

From: Amanda.Wilkes <Amanda.Wilkes@horsham.gov.uk>

Sent: 02 April 2025 16:51

To: Rosalind Gall <Ros@momentumplanning.co.uk>

Subject: DC/23/1089 Sandgate Nursery West End Lane

Hi Ros

Please see the Environmental Health Officers comments below. Further clarification / details are still required.

Environmental Health comments :

Environmental Health have reviewed the letter report from Invicta Water Treatment, dated 21.02.25, and we have the following comments.

In our comments dated 09.01.25 we provided the below comments, comments in blue are our current comments in relation to the most recent information.

1. *For applications within the jurisdiction of HDC where boreholes are proposed to supply potable water to a proposed development we request that the application is supported by a report, produced by a suitably competent and qualified consultant and undertaken in accordance with appropriate British Standards and technical guidance, containing the below information:*
 - *Detailed commentary on the site investigation and the sampling of the borehole(s) with reference to current British Standards and technical guidance.*
 - *Detailed commentary on the sampling results and comparison to UK assessment criteria.*
 - *Should elevated levels of parameters be detected then sufficient detail on proposed treatment system or systems, including a schematic of the treatment system.*
 - *Site location plan and site plan showing location of the boreholes on the application site.*
 - *Borehole logs in accordance with current British Standards*

Whilst there is some detail in the above mentioned letter report, a borehole log and plans, the borehole log is not sufficiently detailed and other bullet points have not been addressed. We note that there is also information on our position, NE position, EA position, drinking water consumption etc which although important to the planning application as a whole is not relevant to the information that we require.

To clarify, the above mentioned information needs to take the form of a groundwater investigation report, undertaken by a suitably competent and experienced consultant. We would happy to provide an example of the level of detail that is required.

In addition to the above – as far as we can tell sufficient detail on the proposed rainwater harvesting system, as requested in previous comments, is also outstanding.

Please can you address the above and resubmit. I will re consult Environmental Health again on receipt.

Thanks

Amanda

Amanda Wilkes

Senior Planning Officer (Monday-Wednesday)

Telephone: 01403 215521

Email: Amanda.Wilkes@horsham.gov.uk



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

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

The Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk during our office opening hours. Any documents sent to individual email addresses will not in any circumstances be accepted. Communications received outside our office opening hours will be regarded as being served on the next working day
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

Disclaimer

IMPORTANT NOTICE This e-mail might contain privileged and/or confidential information. If you have received this e-mail in error, please notify the sender and delete the e-mail immediately; you may not use or pass it to anyone else. Whilst every care has been taken to check this outgoing e-mail for viruses, it is your responsibility to carry out checks upon receipt. Horsham District Council does not accept liability for any damage caused. E-mail transmission cannot guarantee to be secure or error free. This e-mail does not create any legal relations, contractual or otherwise. Any views or opinions expressed are personal to the author and do not necessarily represent those of Horsham District Council. This Council does not accept liability for any unauthorised/unlawful statement made by an employee. Information in this e mail may be subject to public disclosure in accordance with the law. Horsham District Council cannot guarantee that it will not provide this e mail to a third party. The Council reserves the right to monitor e-mails in accordance with the law. If this e-mail message or any attachments are incomplete or unreadable, please telephone 01403 215100 or e-mail customer.services@horsham.gov.uk. Any reference to "e-mail" in this disclaimer includes any attachments.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd.**