HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/25/0216
LOCATION:	15 Fairfield Cottages, Cowfold, West Sussex, RH13 8BL
DESCRIPTION:	Approval of details reserved by condition 9 to approved application DC/22/2010

SUMMARY OF COMMENTS & RECOMMENDATION:

Comments relating to below information:

Ashdown Site Investigation Supplementary Ground Contamination Risk Assessment Report dated 22.09.25

Ashdown Site Investigation Remediation Strategy dated 22.09.25

Satisfied that condition 9 can be discharged

MAIN COMMENTS:

1. Environmental Health have reviewed the above-mentioned reports and we are satisfied that condition 9 can be formally discharged.
2. Although the most recent investigation did not find any determinands above their published generic assessment criteria, which is welcomed, we note that the level of lead detected in the made ground in WS204 was only marginally below its generic assessment criteria value. Given this and the fact that elevated levels of PAHs and lead were detected during the previous investigation we consider it crucial that the requirements of the remediation strategy are closely followed.
3. With the above in mind the applicant should be aware that we will not be in a position to recommend pre-occupation condition 12 for discharge until the development is complete and a verification report has been submitted to the Local Planning Authority which details and confirms that all of the measures, as detailed in the above-mentioned Remediation Strategy, have been adhered to and implemented to our satisfaction.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	23/09/2025