



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/26/0192
LOCATION:	St Crispins Church, Church Place, Pulborough, West Sussex, RH20 1AF
DESCRIPTION:	
SUMMARY OF COMMENTS & RECOMMENDATION: Environmental health have reviewed the following documents: Phase 1 Desk Study prepared by Albury S.I. Ltd dated October 2021 Main Investigation Report prepared by Soils Limited dated May 2026 Appendix 1 Groundsure Data dated September 2021 We have the following comments:	

MAIN COMMENTS:

1. The Phase 1 Desk study was performed in 2021. While this is acceptable because the Intrusive investigation is a lot more recent. However, can the applicant please confirm that there have been no significant changes at the site in this time and that main building has remained empty.
2. We welcome that sampling has been completed and results provided in the Main Investigation report. The naming of the window samples does not match up with the exploratory hole plan on page 26. It is assumed that "WSDP1" is "WS1" and so on but we need this to be confirmed.
3. Of the seven exploratory holes undertaken, only WSDP1 and WSDP4 identify made ground. This is inconsistent with TPSK1 and TPSK3, which appear to be located on areas of tarmac/hardstanding but are recorded as topsoil over natural deposits, with no made ground layer identified. The applicant should clarify this discrepancy and confirm that the exploratory hole logs accurately reflect the ground conditions encountered.
4. Only two ground investigation locations have been undertaken within the wooded area to the north-west of the site. Given the limited coverage, the applicant should justify why no further investigation was considered necessary. Although historical mapping suggests that this area has remained undeveloped, aerial imagery and the applicant's photographs appear to show a shed or similar structure, indicating that the land may have been subject to a degree of use not reflected in the historical records. Clarification is therefore requested as to whether the investigation is sufficient to characterise ground conditions in this area.
5. We agree with the applicant's conclusion that the elevated total PAH at WSDP1 & WSDP3 is likely due to the tarmac. However, we are more concerned about that the high TPH recorded at WSDP1. While the recorded exceedance is marginal, there were no other samples taken in the vicinity that could elude to a wider contamination. It is our view that more sampling is required around this area to rule out an extensive hydrocarbon contamination.
6. From the site plan we can see that the area where the current building stands will be the back gardens of some of the new properties. Therefore, further sampling should be completed after demolition of the main building has been completed. Can the applicant please comment on the plans for such investigations.
7. Part (c) of condition 3 outlines the need for a remediation statement and part (d) for a verification plan. At this point I can't see evidence of these being provided and welcome information from the applicant on when these will be available.

SUGGESTED CONDITIONS

NAME:	Georgina Hermitage
DEPARTMENT:	Environmental Health and Licensing
DATE:	10/07/2026