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 and Remediation Strategy dated 30 May 2025	

MAIN COMMENTS:

Environmental Health have reviewed the above-mentioned report and we have the following comments to make.

1. Locations HA102, HA105 and HA106 found up to 0.6m of made ground, the made ground at these locations was not proven which is a concern.
2. We have compared Figure 2 (site plan) with the proposed site plan and with the exception of Plot 8 (targeted by locations HP201 to HP206) it would appear that the areas that will become rear gardens have not been subject to any ground investigations.
3. The sampling has been restricted to the made ground at all of the locations, whilst information on the chemical quality of the made ground is welcomed we would also like to see information which indicates that the underlying weald clay formation is uncontaminated. We appreciate that an initial investigation was undertaken in March 2022, from re-visiting the report on this investigation it does not appear that the chemical quality of the underlying natural clay soils were determined during this investigation either.
4. The remediation section of the report needs to be a statement of positive action/intent, where relevant should will therefore need to be replaced with shall.
5. There is no detail on the sampling rates for imported topsoil, we would reasonably expect this is in a report of this nature along with detail on how sampling rates will vary dependent on the source of the material.
6. There is insufficient detail on how depths of the cover system will be validated. We note the comments in section 6.2, we would be grateful for further detail including how many validation pits will be excavated on the site.

Given the above unfortunately we are not in a position where we can recommend the discharge of condition 9 at this time.

From visiting site today (Thursday 21st August) we note that groundworks have started with the dwellings up to floor slab level, the fact that works have started and pre-commencement condition 9 has not been discharged is a concern to Environmental Health.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	21/08/2025