From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 03 July 2025 14:30:54 UTC+01:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Subject: RE: URGENT - DC/25/0822 - Clayfield Farm EH response 030725

Hi Halima

I have reviewed the submissions provided In respect of ground contamination risks for the proposed development.

The Contamination Risk Assessment prepared by EAS Limited and dated March 2023 has made the following recommendations:

> 10. *RECOMMENDATIONS*
>
> 10.1 *The existing made ground of hardcore/chalk reinforced track should be removed down to the clean underlying clay from any proposed areas of soft landscaping and garden. Any soils removed should be disposed of appropriately and replaced with clean topsoil imported from an uncontaminated source.*
>
> 10.2 *Groundworkers engaged in the removal of, or working within, the existing made ground should practice appropriate industrial hygiene. Measures should include the wearing of boots, gloves and coveralls, and dust masks on dry days if dust is generated. Eating and smoking in excavations should be avoided.*

It is recommended that following conditions are attached if the application is approved:

1. Prior to the first occupation (or use) of any part of the development hereby permitted, a contamination verification plan shall be submitted to and approved, in writing, by the Local Planning Authority. The verification plan shall provide details of the data collected in order to demonstrate that the works set out in Section 10 of the Contamination Risk Assessment prepared by EAS Limited and dated March 2023 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

2. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

3. No soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority

Regards

Lee

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