HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/24/0216
LOCATION:	Sumners Pond Fishery and Campsite, Chapel Road, Barns Green, West Sussex, RH13 0PR
DESCRIPTION:	Application for Approval of Details Reserved by Condition 12 to approved application DC/21/2697
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: LEAP Environmental letter dated 25.09.24	

MAIN COMMENTS:

Condition 12

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

1. The comments in sections 1 and 2 are noted, the comments do however assume an homogenous distribution of contamination across the site which may or may not be the case. We appreciate that there are no significant point sources of contamination on the southern part of the site, experience with other similar former agricultural sites has however shown the made ground to be variable.
2. Given the above we therefore do not agree that LEAP can infer that the ground conditions in the garden areas will be the same as the areas that were investigated. Garden areas remain areas of interest and, in our view, should therefore be subject to an appropriate level of investigation.
3. We appreciate that location TP6, TP205 and TP209 are located in the eastern part of the site. It is however not clear if this specific source of contamination which we raised concerns about in previous comments has been targeted.
4. With regards to the western part of the site – we appreciate that the multiple services are located in this area and that the majority of this area will be hardstanding. From previous visits to the site it would appear that reasonably significant depths of made ground were present in this part of the site. We appreciate that investigations in this western part of the site was not raised in previous comments, unfortunately this was overlooked at the time, but in order to obtain sufficient confidence that all areas of the site have been subject to investigation we would like to see some investigation undertaken in this western area.
5. We note the comment *there is no significant contamination within the location of TP204 that could impact the future residents onsite.* It is not clear how LEAP can make this comment based on site investigation information to date. Whilst we appreciate that a discovery strategy will be in place, which is welcomed, where there is the potential for contaminated soils to be present in an area of a site in our view this should be fully explored at this stage.
6. The comments in relation to the ground gas are noted, we do however remain concerned that the material presents a potential source of ground gas.
7. We are not in a position where we can provide comments on the RMS until we are satisfied that all areas of the southern part of the site have been subject to adequate investigation.

Given the above unfortunately Environmental Health are not in a position where we can recommend the discharge of conditions 8 and 12 at this time.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	16/10/2024