



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/26/0190
LOCATION:	Wappingthorn Lodge, Horsham Road, Steyning, West Sussex, BN44 3AA
DESCRIPTION:	Approval of details reserved by condition 3 and 4 to approved application DC/25/1002
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: EAS Ltd Contamination Risk Assessment dated June 2026	

MAIN COMMENTS:Condition 3

1. There does not appear to be any commentary in report in relation to trial pit/sampling density. We note that trial pits have been advanced at six locations, given the agricultural use of the site we would therefore welcome some comments from the applicant's environmental consultants clarifying what sampling strategy has been adopted for this site.
2. The trial pit logs are in our view not sufficiently detailed and, in particular, do not allow us to form a view on whether material encountered at shallow depth was topsoil or reworked/made ground.
3. From reviewing the logs it would appear that chalk fill was found on the north side of TP2, the photo provided however only appears to show the south side – we would be grateful for a photo which shows the south side.
4. From reviewing the chemical test certificates it would appear that material collected from 0.05m and 0.2m was subject to chemical analysis, given the above and the fact that chalk fill was encountered on the north side of the trial pit it is not clear what material has been sampled.
5. The log for TP4 indicates that the ground conditions encountered were topsoil to 0.15m, then chalk to 0.25m before light brown clay. The photo for this location is however not consistent with the trial pit log for this location – the photo of TP4 appears to show darker material over the natural clay which is more consistent with made ground.
6. From reviewing the chemical test certificates for TP4 it would appear that the sample was collected from 0.15m, it is however not clear what material at this location has been subject to chemical analysis.
7. We note that TP6 has been classed as a 'Ground Check', from reviewing the photo it did however appear to encounter imported chalk soils (made ground). A trial pit log should therefore be provided and, in our view, given that made ground soils were encountered the imported chalk soils should have been subject to chemical analysis.
8. No sampling has been undertaken from TP6 which given that it encountered made ground/imported soils is a concern.

Given the above unfortunately we are not currently in a position to recommend the discharge of condition 3.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	13/08/2026