HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/24/0299
LOCATION:	Oreham Manor Farm, Oreham Common, Henfield, West Sussex, BN5 9SB
DESCRIPTION:	Approval of details reserved by condition 3 to approved application DC/22/2092

SUMMARY OF COMMENTS & RECOMMENDATION:

Comments relating to below information:

Environmental Assessment Services Ltd Preliminary Contamination Risk Assessment dated February 2023

Environmental Assessment Services Ltd Contamination Risk Assessment dated July 2023 (revised August 2024)

Environmental Assessment Services Ltd Remediation Method Statement dated October 2024

MAIN COMMENTS:

Condition 3

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

1. Comments on the EAS Preliminary Contamination Risk Assessment and Contamination Risk Assessment have been provided under discharge of condition application DISC/23/0203. These comments have not been addressed under the current discharge of condition application – as far as we are aware the information to address these points is therefore still outstanding.
2. We have reviewed the EAS Remediation Method Statement and unfortunately this document is insufficiently detailed. In particular there is no information on testing rates for any imported topsoil and acceptance criteria, nor any detail on how the installed clean cover system will be validated.
3. We note the use of the word 'should' in various points of the document, for example in section 4.2 'For any areas of soft landscaping, gardens or other locations where future site users could have contact with the underlying soil, the made ground should be removed down to the clean underlying clay or to a depth of 0.6 m (whichever is reached first), a permeable geotextile (Terram 1000 or similar approved) laid, and the soil replaced with appropriately certified clean topsoil imported from an uncontaminated source'. Use of the word should in the context of an RMS should be avoided as it does not provide the LPA with sufficient confidence that the works will be undertaken.
4. From reviewing Figure 2 we also note that the comment 'Area requiring remediation to be confirmed on site'. In accordance with current industry guidance the extent of the area requiring remedial works needs to be determined by way of sufficient site investigation works.

Given the above unfortunately Environmental Health are not in a position where we can recommend the discharge of condition 3 at this time.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	11/02/2025