Horsham District Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/25/0366
LOCATION:	Little Paddock, Hurston Lane, Storrington, West Sussex, RH20 4HH
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3, 4, 5 to approved application DC/22/1784
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: AP Geotechnics Phase I Environmental Assessment dated 10th November 2025 AP Geotechnics Phase II Geoenvironmental Assessment dated 18th November 2025	

MAIN COMMENTS:

AP Geotechnics Phase I Environmental Assessment

1. We have reviewed the above-mentioned report and we are satisfied with the preliminary assessment of the risk from contamination, as presented in this report.
2. We note the comment *A Nursery with greenhouses bounds the site to the north and may well include the site*. From reviewing the 1971 historic map no fence line is shown between the site and the nursery buildings to the north, we are therefore in agreement with this comment.
3. Given the above we are of the view that the application site is likely to have once formed part of the nursery site, ground investigations on the application site should therefore be based on this historic land use.

AP Geotechnics Phase II Geoenvironmental Assessment

We have reviewed the above-mentioned report and we have the following comments to make:

1. In our view the most likely strata to be contaminated on a site such as this is the near surface soils. With this mind we have compared the sample depths on the chemical test certificates with the borehole logs and would appear that the majority of the soil samples were collected from below 0.2m.
2. The fact that the investigation has demonstrated that deeper soils at the locations investigated are uncontaminated is welcomed. However, taking into account the historic nursery use of the site, as detailed above, the fact that near surface soils have, in our view, not been adequately investigated is a concern.
3. We appreciate that this investigation did not find any made ground soils which are a likely source of contamination. However, given the land use history, as detailed above, we are not currently convinced that a sampling rate of seven samples from six locations provides the LPA with sufficient confidence that elevated levels of contaminants are not present on the site.
4. Whilst the exploratory hole locations have provided on an historic plan of the site, which is welcomed, we would also welcome a proposed plan of the site with the borehole locations overlain.
5. When an Environmental Health Officer recently visited site it was also apparent some groundworks had commenced with near surface soils having been moved around and stockpiled. Given our comments above in relation to adequacy of the previous investigation this is a concern. We ask that no further groundworks take place until the above matters have been addressed.
6. It was also apparent that an area of the site had been used for the burning of waste materials with the burning area appearing to contain a proportion of metal, plastics and other materials likely to contaminated underlying soils. Once we are satisfied that sufficient site investigation works have been undertaken this will need to be addressed by way of a formal remediation method statement, even if any further investigations do not detect elevated levels of contaminants.

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

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	17/12/2025