HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/23/0238
LOCATION:	Land Parcel at 518618 134195 (Mowbray), Old Holbrook, Horsham, West Sussex
DESCRIPTION:	Approval of details reserved by condition 18 to approved application DC/16/1677 (Phase 2 eastern part)

SUMMARY OF COMMENTS & RECOMMENDATION:

Comments relating to below information:

1. Geo-Environmental Desk Study Report dated 22.06.22
2. Geo-Environmental Ground Appraisal Report dated 20.09.22
3. Geo-Environmental Ground Investigation Report dated 06.12.22
4. Geo-Environmental Ground Condition Assessment dated 09.06.23
5. Glanville Earthworks Specifications – Sports Hub

MAIN COMMENTS:

Environmental Health have reviewed the above-mentioned information and we have the following comments to make:

Geo-Environmental Desk Study Report

1. No further comments at this stage.

Geo-Environmental Ground Appraisal Report

1. No further comments at this stage.

Geo-Environmental Ground Investigation Report

1. The comments in relation to the risks from ground gas are noted and accepted.
2. The fact that further site investigation works will be undertaken in the eastern part of the site near to the agricultural buildings is welcomed – we look forward to receiving this information once it is available.

Geo-Environmental Ground Condition Assessment

1. No further comments at this stage.

Glanville Earthworks Specifications – Sports Hub

1. We note that acceptability criteria are provided in Appendix 6/15 of this document which is welcomed. It is however not clear from what technical literature these figures have been obtained from – we would be grateful for an extra column in the tables confirming the source of the acceptability criteria.
2. The report also does not make any reference to testing frequencies for imported soils. For sites within the jurisdiction of HDC we expect the testing frequencies to be in line with the table below, with a minimum of three samples taken from each source. We would therefore be grateful for this level of detail in the report.

Intended End-Use	SOURCE/ORIGIN OF FILL MATERIAL			
	GREENFIELD	REMEDIATED	BROWNFIELD	UNKNOWN
GARDENS	1:200m^3	1:100m^3	1:50m^3	1:50m^3
SOFT-LANDSCAPING	1:200m^3	1:150m^3	1:150m^3	1:150m^3
OTHER	1:200m^3	1:200m^3	1:200m^3	1:200m^3

Given the above we are not in a position where we can recommend the discharge of the relevant parts of condition 18 for this area of the site. We would however be happy to have further dialogue with the applicant and/or their environmental consultant on the above.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	01/07/24