



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/26/0067
LOCATION:	Wappingthorn Lodge, Horsham Road, Steyning, West Sussex, BN44 3AA
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3, 4, 5 and 7 to approved application DC/25/1002
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Environmental Assessment Services Ltd Preliminary Contamination Risk Assessment dated February 2026	

MAIN COMMENTS:Condition 3

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

1. The level of detail in the majority of the report is welcomed, we note however that in Table 8.1 'Potential Pollutant Linkages' that 'minimal contamination risk' is stated as the potential source of contamination. In the context of preliminary risk assessment 'minimal risk' cannot be stated as a potential source of contamination.
2. We also note that whilst a generic risk assessment matrix has been provided in Table 9.1, which is welcomed, tests for probability and consequence have not been applied to the preliminary risk assessment (Table 8.1).
3. We note that 'x' has been provided in the risk column, depending on the outcome of the risk assessment this should be replaced with very low, low, medium etc.
4. From reviewing the photos in the report and from undertaking a site visit we appreciate that there are no obvious significant sources of contamination on the site, in our experience made soils associated with agricultural outbuildings such as this can however be a source of contamination. In our view some sampling of soils in areas of the site that will become soft landscaping/garden areas is therefore required.

Given the above we are unfortunately unable to recommend the discharge of condition 3 at this time, we would however welcome dialogue with the applicant and/or their environmental consultant on the above.

Condition 7

The condition is pre-occupation and dependent on the outcome of the above mentioned site investigation, we are therefore unable to recommend the discharge of this condition at this time.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	10/04/2026