



Our Ref: Lt.2509007.001
Your Ref:

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Dear Mark

LAND NORTH OF EAST STREET, RUSPER

Further to recent correspondence, please find detailed below supplementary information with regards to Condition 9 and 15 of the approved Planning Permission (DC/25/0523 – Horsham District Council) associated with the proposed development at the site known as Land North of East Street, Rusper.

Background

The site is an undeveloped field located off East Street, situated directly east of Rusper, Horsham. The site covers an approximate area of 0.89 hectares, with the centre situated about National Grid Reference 520776 137282. The nearest postcode is RH12 4RB.

The proposed development is understood to comprise redevelopment of the site for residential purposes including the construction of 18No. assumed low-rise properties with associated communal and private soft landscaping and hard infrastructure.

A previous Stage 1 (desk study) report was prepared for this site, as detailed in the following report:

- Desk Study Report for the land at East Street, Rusper, Horsham, RH12 4RB by Geo-Environmental Services Ltd for Devine Homes PLC. Report No. GE22977/DSR/FEB25 and dated February 2025.

TEC undertook supplementary assessment, including intrusive investigation at the site in November 2025, as detailed within the following report:

- Land North of East Street, Rusper - Ground Investigation Report. Prepared by TEC for Devine Homes PLC. Report reference 2509007.001.01.

Reference to the above reports should be made for full details of the site setting and assessment works completed. However, the pertinent information is detailed within the following sections.

Ground Investigation Findings

Intrusive works undertaken by TEC included the advancement of a number of dynamic sample boreholes and trial pits across the site to allow for the characterisation and description of the underlying ground materials and groundwater, together with hand sampling of stockpiled materials present on the site.

The intrusive works recorded the presence of near surface materials, comprising brown, slightly sandy silt with the gravel component generally comprising chert, and frequent rootlets to depths of between 0.15mbgl and 0.4mbgl. No anthropogenic material was encountered within the near surface materials.

Materials considered representative of the Weald Clay Formation were encountered from depths of 0.15mbgl. The encountered materials generally comprised stiff to very stiff light brown mottled light grey slightly sandy silty clay / clayey silt to depths in excess of 5mbgl.



Extremely weak laminated mudstone was encountered in BH03 to depths in excess of 4.2mbgl, and in BH06 to depths in excess of 1.8mbgl.

No groundwater was encountered during the intrusive works.

No visual or olfactory evidence of potentially gross contamination was recorded within the encountered ground materials.

Tier 2: Generic Quantitative Risk Assessment and Updated Conceptual Model

The GQRA undertaken recorded no contaminants of potential concern. In addition, an asbestos screen undertaken on representative samples reported asbestos as 'not-detected' within all samples.

No risk to controlled waters was identified and the risk from ground gas was considered to be low.

While stockpiled materials were recorded on site, it is understood that these will be disposed off-site and therefore, were assessed for waste purposes only.

No on-site sources, such as made or infilled ground were identified as part of the assessment works. Chemical testing of the near surface soils indicated no elevated concentrations of any contaminant of potential concern relevant to the proposed land end use.

While elevated contaminant concentrations were recorded within the encountered stockpiled materials on site, it is understood that these will be disposed of off-site, mitigating any resultant potential risk to identified receptors.

Additionally, no landfills or significant areas of infilled ground were identified within proximity of the site. Limited potentially contaminative land uses have been recorded in proximity to the site including a smithy; however, the intrusive works and laboratory analysis undertaken by TEC indicated no significant contaminant migration onto site for the identified off-site sources has occurred.

Therefore, based upon the assessment undertaken to date and the assumption that ground conditions are similar to those encountered during the investigation, no relevant contaminant linkages are associated with the site in the context of the proposed development. Consequently, no further assessment is considered necessary at this stage. Should changes to the proposed development be made, or additional contaminant sources introduced on or in close proximity to the site, further assessment would be considered prudent.

Conclusion

On the basis of this assessment works undertaken by TEC, the site is considered suitable for its proposed residential end use and no remedial requirements have been identified.

Therefore, it is considered that no further evidence is required with regards to Condition 9 Part B or Condition 15 of Planning Application DC/25/0523 for discharge of these conditions.

Notwithstanding this, should unexpected contamination be encountered, further assessment may be required and the Local Planning Authority notified as required.

Yours sincerely



Claire Hooley
Director
For and on behalf of
TEC