



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/26/0036
LOCATION:	Sir Roberts Farm, Goose Green Lane, Goose Green, West Sussex, RH20 2LW
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3, 4, 5 and 6 to approved application DC/25/0040
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Phlorum Ltd Land Contamination Preliminary Risk Assessment dated 07.06.22 Phlorum Ltd Ltd Technical Note dated 03.12.25 Construction and Environmental Management Plan (CEMP), no author and undated	

MAIN COMMENTS:Condition 4

Environmental Health have reviewed the above mentioned Phlorum reports we have the following comments to make:

1. We note that a Land Contamination Preliminary Risk Assessment, dated June 2022 and, as an addendum to this document, a Technical Note dated 3 December 2025 has been provided.
2. The fact that the above-mentioned technical note providing detail on an up-to-date site walkover has been provided is welcomed and we note the conclusions 'The previous PRA identified the site as a Low risk to future users, due to the historic agricultural use and plans to develop residential housing. Phlorum visited the site on 24th November 2025 and found the site was largely unchanged, therefore the conclusions CSM and recommendations of the PRA have not changed'.
3. Based on the Phlorum reports alone we accept that the risk to future site users would appear to be low and no further works are required. The concern we have however is that from reviewing an historic aerial photo on our GIS from c.2018, which we appreciate Phlorum may not have access to, there appears to be some evidence of potential waste disposal activities on land which, from reviewing the revised site location plan, does fall within the red boundary of the site and on a part of the site that will become the amenity space to the dwelling.
4. We appreciate that the recent site walkover did not identify any potential sources of contamination, given the above we are of the view however that some limited site investigation and chemical testing of soils is required in this part of the site.

Given the above we are unfortunately unable to recommend the discharge of condition 4 at this time, we would however welcome dialogue with the applicant and/or their environmental consultant on the above.

Condition 5

Depending on the outcome of the above-mentioned site investigation there may be a requirement for a remediation method statement (RMS), we are therefore not currently in a position where we can recommend this condition for discharge.

Condition 6

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

1. Reports of this nature need to be written by a suitably competent and experienced person with reference to current guidance and industry best practice. There is however no company name or date on the document, we have therefore been unable to form a view on this.
2. Whilst some of the detail in the CEMP is welcomed, some key parts of the document are insufficiently detailed.

Given the above we are unable to recommend the discharge of condition 6 at this time.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	02/04/2026