



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/26/0026
LOCATION:	Rascalls Farm, Shipley Road, Southwater, West Sussex, RH13 9BG
DESCRIPTION:	Approval of details reserved by conditions 5 and 8 to approved application DC/20/0695
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: GRM Phase II Site Appraisal dated September 2021	

MAIN COMMENTS:

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

1. We note that Conceptual Site Model has been provided in section 2.1 and whilst this information is welcomed it is not clear how the risk ratings have been established. We would be grateful for extra columns in the table with tests for consequence and likelihood applied to each pollutant linkage.
2. We note that a plan titled 'Monitoring Location Plan' has been provided in Appendix H and whilst detail on the locations of the monitoring boreholes is welcomed we would be grateful if the logs for these locations can be provided.
3. We note that the following environmental recommendations are provided in section 11 'Further Investigation' – Completion of ground gas monitoring programme, Pre-demolition asbestos survey of existing buildings and Post-demolition site investigation beneath building footprints and in areas currently inaccessible (beneath stockpiles and historical ponds) – we agree with these recommendations.
4. We note that boreholes or trial pits were advanced in 25 locations, however from reviewing the chemical test certificates we note that samples from only 11 of the locations were subject to chemical analysis. We appreciate that with the exception of the central area the majority of the site is greenfield, given the size of the site we are however not entirely convinced that 11 samples provides the LPA with sufficient confidence that elevated levels of contamination are not present on the site – we would welcome further comment on this.
5. Further to the above we also note that samples were collected from HTP01, HTP02 and HTP03, where made ground soils were found, the sample collected from HTP02 was not however subject to chemical analysis.
6. Locations HTP01, HTP02 and HTP03 also did not prove the made ground – further investigations are therefore required in this part of the site. We do however note the recommendation for further investigation in this part of the site.
7. In addition to the above an EHO visited the site on the 19.02.26 and the following areas were noted which will require further investigation:
 - An infilled pond and mound of unknown material is present adjacent to southern boundary of the site.
 - The western side of horse menage is slightly higher than surrounding areas of land indicating some made ground soils in this part of the site.
 - A small area near the outbuildings is currently being used to house livestock and appeared to be slightly higher than surrounding areas of land, similar to the above we are of the view that there is the potential for made ground soils in this part of the site.
 - The area to the south of the access track (north eastern part of the site) is heavily vegetated which may explain why it has not been subject to any investigation. However given that houses with gardens will be located in this part of the site, and to ensure that all parts of the site have been subject to adequate investigation, we are of the view that some investigation is also required in this part of the site.

Given the above unfortunately we are not currently in a position to recommend the discharge of condition 5. From discussing this DISC application with the applicant we understand however that some further investigations are taking place on the site in March, it may therefore be possible for some or all of the above to be addressed through these additional investigations. Before the additional investigations are undertaken we would therefore welcome dialogue with the applicant and/or their environmental consultant on the above.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	26/02/2026