From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Sent: 22 August 2024 12:27:03 UTC+01:00
To: "Amanda.Wilkes" <Amanda.Wilkes@horsham.gov.uk>
Subject: DISC/24/0124 - Rikkyo School

Dear Amanda,

Environmental Health have reviewed the Soiltechnics Tier 2 Contamination Assessment, dated July 2024, and we have the following comments to make.

1. In our formal comments dated 24.07.24 we stated the following *investigations should include all areas of the site i.e. all land within the red boundary line, with particular emphasis on land in the western and far eastern part of the site which are covered by concrete hardstanding and where made ground soils are likely to be present.* We note that locations have however only been advanced in the former car park area. We appreciate that the ground investigation was undertaken on 11th June so before these comments were made, the lateral spread of the locations does not however satisfy the aforementioned comments.
2. With the above comment in mind we also note the comment in the report that made ground soils are likely to be restricted to the car park and whilst this may well be the case the site investigation needs to prove this by undertaking site investigation works outside of the car park area.
3. Environmental Health consider it could practice for trial pits to prove depths of made ground, we note however that only one of the four locations managed to prove the depth of the made ground – this is a concern.
4. Environmental Health also consider it could practice for samples to be taken at very change of strata, following the principles of BS 10175. From reviewing the logs we note that significant variation of the made ground has been detected, however only one sample from each location has been subject to chemical analysis.
5. We appreciate that the proposed use (Erection of a detached two storey Dormitory building, with associated landscaping) is not the most sensitive end-use, however given the presence of made ground soils on the site, which the sampling to date has found to be contaminated with PAHs and asbestos fibres, and the fact soft landscaped areas are proposed where future site users could come into contact with contaminated soils we are of the view that further ground investigation and GQRA are required on the site.
6. Finally we note the remedial proposals include the installation of a clean cover system and whilst we are not against the principle of this we are not in a position where we can agree on remedial proposals until we are satisfied that sufficient ground investigation works have been undertaken on the site and made ground soils have been adequately characterised.

Given the above unfortunately we are not in a position where we can recommend the discharge of condition 11 at this time.

Kind regards

Kevin

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Environmental Protection Officer

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50 YEARS



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