

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/26/0066
LOCATION:	Little Paddock, Hurston Lane, Storrington, West Sussex, RH20 4HH
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3 to approved application DC/22/1784
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: AP Geotechnics Phase II Geoenvironmental Assessment, dated 18th January 2026	
MAIN COMMENTS: Environmental Health have reviewed the above reference report and we have the following comments to make. 1. We note that when the most recent test results are compared to generic assessment criteria no elevated levels of contaminants were detected which is welcomed. We are therefore happy with the level of detail in the above report. 2. However, from undertaking a site visit and reviewing the trial pit logs from the most recent investigation it would appear that the near surface soils have been stripped from the site and stockpiled. As detailed in previous comments the most likely strata to be contaminated on a site such as this is the near surface soils and whilst the testing of these stockpiles is not required before the development commences we do not need sufficient detail in a brief remediation method statement (RMS) on how these stockpiles, along with any imported topsoil, are going to be chemically validated. The RMS should also confirm that stockpiles of topsoil will not be used to form soft landscaping/garden areas until they have been subject to testing and deemed suitable for use. 3. As detailed in previous comments, during a site visit in December 2025 it was also noted that an area of the site had been used for the burning of waste materials with the burning area appearing to contain a proportion of metal, plastics and other materials likely to contaminated underlying soils. Detail on how this area with be removed and the resultant excavation chemically validated will also need to form part of the RMS. Given the above we are not currently in a position where we can recommend the discharge of condition 3. However, once the RMS as detailed above has been produced, and we are happy with it, we should be in a position to recommend the discharge of condition 3.	

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	26/03/2026