

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/26/0080
LOCATION:	Land North of East Street, Rusper, West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3,4,5,8,9,10,11 and 12 to approved application DC/25/0523
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: TEC Ground Investigation Report, dated November 2025 Acoustic South East – Discharge of Condition 12 Report, dated 16.01.26	

MAIN COMMENTS:Condition 9

Environmental Health have reviewed the TEC Ground Investigation report and we have the following comments to make:

1. The level of detail in the above-mentioned report is welcomed and we note that when the chemical test results are compared to generic assessment criteria that with the exception of the stockpiles no elevated levels of contaminants were detected which is also welcomed.
2. We note that no soils from TP02 were scheduled for chemical analysis and whilst the lack of sampling from this location is not necessarily a concern we would be grateful for a brief comment from the applicants environmental consultant clarifying why no sampling was undertaken at this location.
3. We note that elevated levels of contaminants have been found in the stockpiled material that has been found on the site. We would therefore be grateful for a brief remedial method statement (RMS) confirming how this material will be dealt with along with detail on how underlying soils, following removal of the stockpiles, will be chemically validated.
4. The validation information should include approximate number of samples along with detail on what parameters will be tested for.

Given the above we are not currently in a position where we can recommend the discharge of condition 9. 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 9.

Condition 12

Environmental Health have reviewed the Acoustic South East – Discharge of Condition 12 Report and we have the following comments to make:

1. The noise modelling in the report appears to have undertaken on a plot-by-plot basis with each ASHP unit being assessed individually.
2. Whilst this is acceptable for some areas of the site, from reviewing the proposed site layout it would appear however that some of the ASHP units are located close together. For these areas we therefore have some concerns in relation to the cumulative impact of these units and we would be grateful if the applicants acoustic consultant can confirm whether or not the assessment takes cumulative impacts into account.

Given the above we are unable to recommend the discharge of condition 12 at this time, we would however welcome further dialogue with the applicant's acoustic consultant on the above.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	01/04/2026