From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Sent: 30 May 2024 15:31:15 UTC+01:00
To: "Stephanie.Bryant" <Stephanie.Bryant@horsham.gov.uk>
Cc: "Madeleine.Hartley" <Madeleine.Hartley@horsham.gov.uk>
Subject: DISC/24/0064 - Roundstone Park

Dear Stephanie,

Environmental Health have reviewed the Crossfield Consulting Remediation Strategy, dated April 2024, and we have the following comments to make.

1. As discussed in previous comments site investigations undertaken on the site to date have found made ground soils, in our professional opinion a likely source of contamination, down to 1.30mbgl. The chemical testing of soils has however been mainly undertaken on soils recovered from between 0.15m and 0.40m.

2. With the above in mind the Remediation Strategy states that a clean cover system of 450mm is proposed in communal garden areas with a clean cover system of 600mm proposed in private garden areas. Whilst we are not against the principle of the proposed clean cover systems, our concern is that, as detailed above, the majority of the sampling has been undertaken between 0.15m and 0.40m, with one sample taken from 0.60m at DS1. Taking into account that a reduced dig exercise will take place to enable the cover systems to be installed the majority of made ground soils that have been subject to chemical testing will therefore be removed from the site. Given this and the fact that are pockets of made/reworked ground to 1.30m the cover system will be installed above made ground soils that, in our view, has not been subject to adequate investigation.

3. Of particular concern is the southern part of the site where TP7 and TP8 found made ground soils down to 1.0mbgl. Samples were taken from 0.30m in TP7 and 0.40 in TP8, the strata of made ground between 0.5m and 1.0m, which appears to be different from the made ground above, was however logged as containing brick and ash fragments and was not sampled. Given the remedial proposals this particular strata of made ground will remain on site beneath the proposed clean cover system.

4. A clean cover system of 600mm may be sufficient to protect future site users in areas where it is placed directly on top of clean virgin material. Given the uncertainties regarding the quality of the made ground, as detailed above, a clean cover system of 600mm in areas of the site where deeper made ground is present, such as the southern part of the site, may not however provide sufficient protection to future site users.

5. As detailed in previous comments, we appreciate the land use history and the lack of any known significant sources of contamination. However, given that significant depths of made ground have been detected and taking into account the fact that remedial proposals will result in material being left on site beneath the proposed clean cover systems that has not been subject to adequate investigations, we remain of the view that the made ground soils on the site have not been subject to sufficient investigation.

6. Once sufficient ground investigations and chemical testing of soils has been undertaken on the site we will have further comments to make on the RMS. The applicant should be aware therefore that further revisions to the RMS may be required before the pre-commencement condition can be discharged.

7. As you are aware I visited the site on 30.05.24 and observed the commencement of development in the form of footings and blockwork on the site, in particular plots in the western part of the site. Given our above comments and, in our view, the lack of sufficient ground investigations on the site the fact that works have started is a significant concern to Environmental Health.

Unfortunately, given the above, we remain of the view that the information provided is insufficient to recommend the discharge of condition 4.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer

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