From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Sent: 28 June 2024 14:46:44 UTC+01:00
To: "Stephanie.Bryant" <Stephanie.Bryant@horsham.gov.uk>
Subject: DISC/24/0064 - Roundstone Park

Dear Stephanie,

Environmental Health have reviewed the Crossfield Consulting Supplementary Ground Investigation Report (Revision 1), dated June 2024, and we have the following comments to make:

1. We are now satisfied that sufficient testing of soils has been undertaken on the site.

Given the above we are now in a position where we can review the Crossfield Consulting Remediation Strategy, dated May 2024. We have therefore reviewed this document and we have the following comments to make:

1. A remediation method statement (RMS) needs to make reference to all site investigation reports for a site – we would be grateful therefore is reference is made to the most recent Supplementary Ground Investigation Report dated June 2024 in the RMS.
2. We note that the criteria and testing requirements for imported soils is provided in section 4.1.3, with the minimum number of samples is provided, which is welcomed. This section does not however make reference to testing frequencies for imported soils. For sites within the jurisdiction of HDC we expect the testing frequencies to be in line with the table below, with a minimum of three samples taken from each source. We would therefore be grateful for this level of detail in the RMS.

Intended End-Use	SOURCE/ORIGIN OF FILL MATERIAL			
	GREENFIELD	REMEDIATED	BROWNFIELD	UNKNOWN
GARDENS	1:200m^3	1:100m^3	1:50m^3	1:50m^3
SOFT-LANDSCAPING	1:200m^3	1:150m^3	1:150m^3	1:150m^3
OTHER	1:200m^3	1:200m^3	1:200m^3	1:200m^3

3. In the context of validation we note that the following is stated in section 4.1.4 ‘Photographs of soil inspections and confirmation that a sufficient thickness of topsoil/subsoil materials has been placed in soft landscaping and private garden areas’. It is not clear however how many validation pits will be dug across the site, including in the proposed private gardens.
4. From reviewing the acceptance criteria for imported soils (Table 2) it is not clear if this is based on residential with or residential without home-grown produce. To give one example – the acceptance criteria for lead is given as 310 mg/kg in Table 2 which we understand is the C4SL for lead for residential without homegrown produce. The proposals do however include six cottage which we assume will have private gardens where homegrown produce could be grown, in our view there will therefore need to be different import criteria for different parts of the site. This needs to be reflected in the RMS.

Given the required amendments to the RMS we are not in a position where we can recommend condition 4 for discharge at this time, however if the applicant can provide us with a revised RMS which addresses the above to our satisfaction we should be in a position where we can recommend the condition for discharge.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer

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