From: Lee.Money
Sent: 20 September 2024 11:23
Subject: RE: DISC/24/0193, Swains Farm EH response 200924

Hi Alice

Yes I want to further clarify the risk from the works external to the building, the planting and also to buried services.

Lee

Lee Money
Team Leader Environmental Protection
Email:
Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

-----Original Message-----
From: Alice.Johnson
Sent: 20 September 2024 11:21
To: Lee.Money
Subject: RE: DISC/24/0193, Swains Farm EH response 200924

Good morning Lee,

I just want to check, are you still of the position that only part a can be discharged?

Thanks,

Alice Johnson
Planning Officer

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton
-----Original Message-----
From: Lee.Money
Sent: 20 September 2024 10:50
To: Alice.Johnson <Alice.Johnson@horsham.gov.uk>
Subject: RE: DISC/24/0193, Swains Farm EH response 200924

Hi Alice

Thanks for the consultation request.

I have reviewed the Phase 2 Report on a Site investigation prepared by Albury S I Limited.

The report is limited to investigation the soils beneath the building to be converted and analytical results provided only relate to near surface soils at 0.3m depth.

The reported results have confirmed the presence of significantly elevated levels of lead and arsenic. However, the report concludes that:

"...the entirety of the site will be covered by the existing building floor slabs and hardstanding, hence specific remedial measures are not necessary as part of the development. The hardstanding will break the pathways between the identified contaminant sources and the receptors or end-users. "

Accordingly the provision of soft landscaping and planting is not discussed in the report.

The block plan provided with application DC/22/2118 shows that areas of planting are to be provided and that existing concrete hardstanding's are to be removed and replaced by permeable surfaces. A permeable surface is also to be provided around the perimeter of the building. These works imply disturbance and removal of soils that have not been assessed, together with exposure of future occupiers when planting is renewed. Given the high levels of lead and arsenic that have been recorded, a further assessment of the risks associated with these works should be provided.

As noted above the analytical results provided only relate to near surface soils at 0.3m depth. The presence of contamination at greater depths may impact the provision of buried services and this also requires further commentary. As mains water is to be provided the new dwellings the applicant should provide written confirmation that the statutory undertake is satisfied that use of barrier pipe is not required.

Regards

Lee

Lee Money
Team Leader Environmental Protection