

From: James Neave <James.Neave@westsussex.gov.uk>

Sent: 23 April 2021 09:44

To: Lee.Money <Lee.Money@horsham.gov.uk>; Chambers, Deb (Deb.Chambers@environment-agency.gov.uk) <Deb.Chambers@environment-agency.gov.uk>

Cc: Andrew Sierakowski <Andrew.Sierakowski@westsussex.gov.uk>; Kirstie May <kirstie.may@westsussex.gov.uk>

Subject: RE: WSCC/048/20-Additional Material Analysis - To EHO and EA - 23 04 21

Lee,

I will review with my line manager, however, I would appreciate a reconsidered response that assumes the use of land for grazing only could not be stipulated.

As noted below, please provide wording for a condition if that could suitably address the matter.

I look forward to hearing from you,

Kind regards,

James

James Neave | Principal Planner, Planning Services, [West Sussex County Council](#)
Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
Internal: 25571 | External: (+44) 033022 25571 | E-mail: james.neave@westsussex.gov.uk

From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 22 April 2021 15:38
To: James Neave <James.Neave@westsussex.gov.uk>; Chambers, Deb (Deb.Chambers@environment-agency.gov.uk) <Deb.Chambers@environment-agency.gov.uk>
Cc: Andrew Sierakowski <Andrew.Sierakowski@westsussex.gov.uk>; Kirstie May <kirstie.may@westsussex.gov.uk>
Subject: Re: WSCC/048/20-Additional Material Analysis - To EHO and EA - 22 04 21

Hi James

The main issue is that the contamination at the site should not be disturbed. As the contamination is not mobile there's no need for an after care or monitoring program as such. The main control measure is enduring the site is suitable for its use. Using the site for grazing only would be ok given the shallow root zone of grass. Cultivation for other crops will involve soil mixing through tilling etc. and crops will have deeper root zones.

If it's not reasonable in planning terms to limit the use to grazing I need to reconsider my response.

Lee

Lee Money
Environmental Health

From: James Neave <James.Neave@westsussex.gov.uk>
Sent: Thursday, April 22, 2021 12:21:54 PM
To: Lee.Money <Lee.Money@horsham.gov.uk>; Chambers, Deb (Deb.Chambers@environment-agency.gov.uk) <Deb.Chambers@environment-agency.gov.uk>
Cc: Andrew Sierakowski <Andrew.Sierakowski@westsussex.gov.uk>; Kirstie May <kirstie.may@westsussex.gov.uk>
Subject: RE: WSCC/048/20-Additional Material Analysis - To EHO and EA - 22 04 21

Lee,

Whilst grazing is the probably the only realistic after use for this small parcel of land (and what the applicant has advised it will be used for), I'm not convinced it would be possible/reasonable to stipulate by condition that the land could no longer be used for agriculture (which would remain the 'use').

On that basis, whilst you suggest the evidence to date is not cause for concern, would you require a condition for some kind of further contamination verification or a targeted remediation strategy to ensure any residual risks are managed? If so please let me have the wording.

James

James Neave | Principal Planner, Planning Services, [West Sussex County Council](http://www.westsussex.gov.uk)
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From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 21 April 2021 16:58
To: James Neave <James.Neave@westsussex.gov.uk>; Chambers, Deb (Deb.Chambers@environment-agency.gov.uk) <Deb.Chambers@environment-agency.gov.uk>
Cc: Andrew Sierakowski <Andrew.Sierakowski@westsussex.gov.uk>; Kirstie May <kirstie.may@westsussex.gov.uk>
Subject: RE: WSCC/048/20-Additional Material Analysis - To EHO and EA - 21 04 21

Hi James

I wouldn't say the land is suitable for agricultural use as this infers disturbance of the soils. Its OK as grazing land.

Lee

Lee Money

Area Environmental Health Officer

Telephone: 01403 215410

Email: Lee.Money@horsham.gov.uk



Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Glen Chipp

From: James Neave <James.Neave@westsussex.gov.uk>

Sent: 21 April 2021 14:12

To: Chambers, Deb (Deb.Chambers@environment-agency.gov.uk) <Deb.Chambers@environment-agency.gov.uk>; Lee.Money <Lee.Money@horsham.gov.uk>

Cc: Andrew Sierakowski <Andrew.Sierakowski@westsussex.gov.uk>; Kirstie May <kirstie.may@westsussex.gov.uk>

Subject: WSCC/048/20-Additional Material Analysis - To EHO and EA - 21 04 21

Importance: High

Lee/Deb,

Thank you both very much for your comments. I will ensure they are placed on the planning file/our website along with other consultee responses.

You will appreciate that I must come to a conclusion on this matter in order to determine the planning application. With that in mind, at this stage I can only conclude that neither of you raise objections to the planning application, and summarise as follows;

although some low level traces of contaminants have been detected, and sampling carried out is not as thorough as it could be, evidence suggests the deposited materials are suitable for the intended agricultural use, and there is not potential for significant risks to groundwater, land or human health. No remedial action, or conditions are recommended by either the EA or EHO.

If you have any issues with the above (or do wish to recommend any conditions/informatives) please let me know as a matter of urgency and no later than **28th April 2021**, when I aim to determine the application.

Kind regards,

James Neave

James Neave | Principal Planner, Planning Services, [West Sussex County Council](http://www.westsussex.gov.uk)
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