From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Sent: 04 September 2026 15:33:28 UTC+01:00
To: "Sam.Whitehouse" <Sam.Whitehouse@horsham.gov.uk>
Subject: DISC/25/0364 - Mowbray (previously Land North of Horsham), Old Holbrook, Horsham

Hi Sam,

Sorry for the delay getting back to you on this DISC application.

EH have reviewed the RSK Geosciences Letter Report dated 07.08.26 and the fact that further ground investigations have been undertaken on parcel RM5 and RM6 is welcomed, we do however have the following comments to make.

1. From reviewing the trial pit logs a recurring observation where deeper pockets of made ground are present is the presence of geotextile membrane at approximately 0.80m. We appreciate the historic greenfield use of the site and, with the exception of dibenzo(a,h)anthracene in TP310, when the results are compared to generic assessment criteria no elevated levels of contaminants were detected which is welcomed. The presence of a geotextile membrane and deeper areas of made ground with the made ground across most of the parcels described as containing 'brick, concrete, clinker, pea shingle, occasional wood, occasional ceramic fragments, occasional canvas bag fragment and rare tile' would indicate however that activities have taken place on this parcel which, as far as we are aware, have not been formally documented. We appreciate that there is some commentary on 'relevelling activities' in the report, further discussion on this matter is however required.
2. In addition to the above we note that black staining with hydrocarbon odours was identified at 0.80m in TP308 and at 0.70m in TP310. Whilst we appreciate that the chemical test results from these locations did not detect any elevated levels of contamination, in particular petroleum hydrocarbons, the concern we have is that these trial pits have potentially detected the edge of an area of hydrocarbon impacted soils and that areas with higher levels of hydrocarbons have not been yet been identified.

Given the above we are not currently in a position to recommend condition 18 for discharge, we would however welcomed dialogue with the applicant and/or their consultant on the above.

Kind regards

Kevin

Kevin Beer

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