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Our Ref 26/13296/GO/1

24th August 2026

Horsham District Council

FAO Kevin Beer

Dear Kevin

High Bar Lane, Thakeham

We refer to the comments dated 19th August 2026 regarding the reports prepared for the above site, Phase 1 Desk Study issued October 2023 and the Phase 2 investigation issued January 2026, responding to each of the numbered points in turn:

1. We note the comments regarding the past use of the site, however, there is no evidence of past use or structures on the site under consideration other than the pump house, which presumably abstracted water for the commercial operations to the north. The western half of the site has well defined boundaries, with a row of mature poplars defining the northern extent of this part of the site from the commercial mushroom farm.
2. The sampling strategy adopted was a targeted approach, with approximately 25m spacing between positions, focusing on areas of proposed private gardens and soft landscaping. It should be noted that the eastern part of the site will be primarily public open space. In total 14 samples were tested for comprehensive suites of tests and on the basis that no elevated levels of contaminants were detected, additional infill sampling and testing between locations not deemed necessary.
3. The sampling positions have been transposed onto the Proposed Plan enclosed for ease of reference.
4. Locations A, B and C were located within the orchard shown on historical mapping and the scope of testing included heavy metals, due to the potential for historic lead-arsenate based pesticides that were typically used in fruit orchards. No elevated levels of either arsenic or lead were recorded in this area or any other parts of the site. We understand from the client that any potential ACM was removed from the pump house, which has been fully redundant for 26 years and disposed accordingly. All tested samples were screened for the presence of ACM and none detected.

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5. CBR1 and CBR5 noted disturbed or possible made ground, with no obvious deleterious materials which would warrant testing. The CBR locations will be located beneath proposed access roads or parking and covered by permanent hardstanding, which would act to break the pathway between source and receptor.
6. The mound which was investigated by TP6 is evidently raised in relation to the remainder of the site and will require levelling to enable the proposed development. We understand from the client that these surplus soils were generated from the adjacent Massey Close residential development, which was investigated and assessed September 2020, report reference 20/11632/A/GO. These surplus soils will need to be stockpiled either for later reuse or off-site disposal. The necessity to maintain a discovery strategy during the development for any unexpected contamination, infers that this can be addressed as part of ongoing development of the site and should any obviously contaminated or deleterious material be encountered then this can be addressed and resolved under condition 36.

Yours faithfully

George Owens BSc MSc FGS MEnvSc

Director

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Legend:

-  Borehole Location
-  Trial Pit Location

Title: Proposed

Dwg No: 25/13296/A/1

Drawn by: GO

Client: High Bar Lane Ltd

Contract: High Bar Lane, Thakeham

Job Ref: 25/13296/GO

Scale: NTS

Revision: 1

Issue Date: 25/08/2026



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