



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/25/0343
LOCATION:	Southwater Business Park, Sony DADC UK Limited, Worthing Road, Southwater, West Sussex, RH13 9YT
DESCRIPTION:	Application for Approval of Details Reserved by Condition 4 (verification contamination) to approved application DC/23/1843 (Demolition of existing warehouse buildings. Erection of new single-storey buildings to provide employment units for a flexible range of employment uses (Use Classes E(g)(iii), B2 and/or B8) with ancillary offices, together with associated access road, hard and soft landscaping, cycle parking, car parking, EV charging, service yard, loading bays, site infrastructure and associated works.
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: TRC Companies Ltd Verification Report dated October 2025	

MAIN COMMENTS:

Environmental Health have reviewed the above-mentioned report and we have the following comments to make.

1. We note the following is stated in section 3.1 'No USTs were discovered during the development of the Site'. From revisiting the TRC Desk Based Geoenvironmental and Geotechnical Site Assessment Report, dated April 2023, it is apparent that this report identified a number of underground storage tanks on the site.
2. We have also revisited historic reports for the site, notably the an MEC Ltd Phase II Ground Investigation report, dated December 2021, which makes reference to a number of underground storage tanks (USTs) on the site.
3. The fact that the removal of the underground storage tanks has not formed part of this verification report and the USTs could therefore still be present in the ground is a concern to Environmental Health.
4. Section 6.3 of the approved Remediation Strategy and Verification Plan also states that the verification report would include detail on borehole decommissioning, there is however no detail on this in the verification report.
5. The above points may have have been addressed in a previous TRC report that we have not had sight of – we would therefore welcome dialogue with TRC on these matters.
6. We note that the cover system did not include a geotextile marker layer which is concern, we note however that further testing was undertaken on the made ground material below the imported soils and no elevated levels were detected which is welcomed.
7. We note that the following is stated in section 3.4.1 'TRC understands that approximately 169m³ of subsoil and 429m³ of topsoil was imported and placed at the Site'. We would be grateful for material transfer notes so that this comment can be confirmed.
8. We note that the locations of the validation pits are detailed on a plan titled 'exploratory hole location plan'. This information along with photos of the arisings is welcomed, so that we can fully understand the relationship between the sample depths and the material encountered we would however welcome logs for each of the exploratory pits.
9. We may have further comments to make on the imported material once information has been provided to address points 4 to 6 above.
10. We note that a MEC Environmental Ltd report is provided in Annex (Ground Protection), however although photos have been provided there would appear to be some form of formatting error as in version of the report that we are in receipt of no commentary is present in any of the report.
11. There would also appear to be formatting issues with the Tim O'Hare Associates report provided in Annex F – whilst there is detail on the first three pages, the final five pages have bullet points and signatures but no detailed commentary.

Given the above unfortunately we are not in a position to recommend the discharge of condition 4 as this time.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	08/12/2025