



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 Letter 19 January 2026 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 comments in the TRC Letter and the revised Verification Report in relation to the underground storage tanks, so we can validate these comments we would be grateful if the applicant can provide an annotated plan of the site with the likely position of the USTs in relation to the groundworks that were undertaken.
2. We note that the boreholes on the site were not decommissioned which is a concern. We note the comment that the underlying geology being unproductive strata, we are however seeking a view on this from the Groundwater, Hydrology and Contaminated Land team at the Environment Agency – we are awaiting their reply.
3. We note that a legible version of the MEC Environmental Ltd Gas Membrane Installation Validation Report has now been provided in Annex D which is welcomed. We note however that two copies of the report dated 14.07.25 have been provided in this Annex and it is not clear if this is just an error or a second report should have been provided which hasn't been included. We would be grateful if MEC Ltd can confirm that all the validation information is provided in the report dated 14.07.25.
4. We note that material transfer notes have now been provided in Annex F which is welcomed. From reviewing the material transfer notes we note that there are 23 material transfer notes for the topsoil and 13 material transfer notes for the subsoil. Given that section 3.4.2 of the report states that the imported material used comprised 169m³ of certified topsoil and 429m³ of subsoil this would indicate that each lorry movement comprised of approximately 7m cubed of topsoil and approximately 33m cubed of subsoil which does not seem to be an accurate reflection. We appreciate that the commercial end use of the site, so that we can obtain sufficient confidence that the imported material has been subject to adequate testing we do however require sufficient detail on how much topsoil and subsoil has been imported onto the site.

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:	23/02/2026