Robert.Hermitage

Subject: FW: Harwoods - London Road, Pulborough RH20 1AR - Planning Application of Bentley Site

From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Sent: 05 June 2024 12:44
To: Robert.Hermitage <Robert.Hermitage@horsham.gov.uk>
Subject: RE: Harwoods - London Road, Pulborough RH20 1AR - Planning Application of Bentley Site

Hi Rob,

I am happy with the hours imposed under DC/15/1324.

With regards to land contamination I provided comments on this in my formal comments, provided below for ease of reference, in summary they need to do some more investigation/testing post demolition once buildings, above ground tanks etc have been removed.

Land Contamination
We have reviewed the GEA Desk Study, GEA Ground Investigation and gas monitoring results dated 15.04.24 we have the following comments to make.

1. *An Environmental Health Officer visited the site in December 2023 and significant contamination in the form of water impacted by hydrocarbons was observed in the vicinity of the waste oil tanks.*
2. *We also note that the following is stated in section 4.1 'no evidence of hydrocarbon contamination was noted around the buried fuel tanks and previous fuel dispensers'. From reviewing the borehole logs we note however that hydrocarbon odours were detected at 1.10mbgl in BH2, located in close proximity the underground fuel storage tanks. Unfortunately we therefore do not agree with this comment.*
3. *Given the presence of underground infrastructure in the form of an underground fuel tanks towards the front of the site, an underground interceptor, sub-surface drainage and general constraints on the site in the form of buildings and areas of hardstanding we are of the view that investigation undertaken to date were the exploratory phase, as detailed in section 5.2.7.2 of BS10175 2011 Investigation of potentially contaminated sites – Code of practice.*

In summary, given the current constraints on the site we are broadly satisfied with the site investigation works and subsequent ground gas monitoring that has been undertaken to date. However, given our concerns as detailed above a full investigation, as detailed in section 5.2.7.3 of BS10175, is required once the site has been decommissioned and the majority of buildings and areas of hardstanding/underground infrastructure have been removed. We are however happy to request these additional works through conditions and we therefore recommend the below.

To ensure that it meets our requirements, given our observations as detailed above, we would ask that the applicants environmental consultants make contact with Environmental Health before the commencement of the above-mentioned 2nd site investigation phase.

If you need further comments/clarity on this then let me know.

Thanks

Kevin

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Environmental Protection Officer

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Horsham District Council

50 YEARS

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