From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Sent: 09 July 2025 11:16:00 UTC+01:00
To: "Tamara.Dale" <Tamara.Dale@horsham.gov.uk>
Subject: DISC/24/0263 - Former Arun Feed Mills, Sincox Lane, Shipley

Dear Tamara,

Environmental Health have reviewed the Ground and Water Phase II Site Investigaiton Report, dated June 2025, and the fact that additional site investigation works have been undertaken on the site is welcomed. We do however have the following comments to make.

1. Whilst the trial pit locations have been indicated on a proposed plan of the site, which is welcomed, we would be grateful for a trial pit location plan which shows trial pits from all phases overlain on an historic plan of the site.
2. The trial pit location plan makes reference to , Tank 1, Tanks 2-3, Tank 4 and Tank 5 etc. We appreciate that information on tank locations has previously been provided by the applicant, this plan didn't however included numbering so it is not clear what numbering these former tanks have now been given.
3. From reviewing the plan provided by the applicant titled 'Survey of Holes', dated February 2025, we note that the underground tanks/structures are located in close proximity to the proposed dwellings. Whilst we appreciate that the some of the trial pits are targeting proposed rear gardens, which is welcomed, from reviewing the trial hole location plan and comparing it to the aforementioned survey plan it is not clear if there is a relationship between the trial pits and the former location of the tanks as indicated on the survey.
4. We note the comment in section 3.1 – 'Three trial pits (S11 Plot 5, S16 and S17) were excavated in an attempt to find the location from which a tank had been previously removed from near the site entrance. No significant depth of Made Ground was found in two of the three locations (S16 and S17)'. This tank does not however appear to be shown on the above mentioned 'Survey of Holes' plan.
5. No trial pit logs have been provided for S2 to S6 and the locations of these have also not been indicated on a plan. We appreciate that there is commentary on the report on where these were located, we would however be grateful for an enlarged plan of this part of the site with the locations shown.
6. Similar to the above no trial pit logs or location on a plan have been provided for locations S18, S19, S20 or S21. We appreciate there is commentary on these locations in section 3.1, these locations do however need to be indicated on a plan of the site with supporting trial pit logs.
7. It is not clear if any sampling was undertaken from location S16 or S17 – we would be grateful if this can be clarified.
8. We note that hydrocarbon odours were detected in Plot 3 and Plots 4 previously, it is however not clear if these observations are linked to hydrocarbon hotspot found during the most recent investigation (Phase III). We would be grateful for some comments in relation to this.
9. We note that location S11 was advanced in the vicinity of the large excavation in the southern part of the site, it is however not clear if any sampling of the base and sides of this excavation took place.
10. If there are any photos of the most recent investigation these would be welcomed.

We will have further comments to make, including comments on the remediation method statement, before reviewing the RMS we do however require further detail/information on the most recent SI as detailed above.

Given the above we are not in a position where we can recommend the discharge of condition 4 at this time.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

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Horsham District Council