From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Sent: 09 May 2025 14:05:50 UTC+01:00
To: "Jason.Hawkes" <Jason.Hawkes@horsham.gov.uk>
Subject: FW: DISC/25/0065 - Mowbray
Attachments: October 2023.PNG, January 2024.PNG, February 2024.PNG, March 2024.PNG

Hi Jason,

Further to my comments dated 09.04.25 I have reviewed the information in the emails below and I am satisfied that the condition can be discharged for this phase of the development.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

Telephone: 01403 215420
Email: Kevin.Beer@horsham.gov.uk

Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Glyn Evans <glyn.evans@gesl.net>
Sent: 24 April 2025 14:12
To: Wild, Mark <mark.wild@group.landg.com>; Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Subject: RE: DISC/25/0065 - Mowbray

Good afternoon Kevin/Mark,

Our response for item 3 is below, please refer to the attachments. Please call if you require any clarification.

We have reviewed the atmospheric pressure data covering the site for the monitoring visits undertaken. Atmospheric pressure was noted to have been falling prior to and during three of the visits undertaken; 10th and 16th October 2023, and 21st February 2024. In addition, pressure was noted to be rapidly falling during the visit undertaken on 21st February 2024. Atmospheric pressure was noted to be steady during the visit undertaken on 23rd January 2023 and was noted to be slightly rising on the visits undertaken on 4th October 2023 and 11th March 2024 although pressure was noted to be low on the visit on 11tth

March 2024. It is considered that monitoring visits were undertaken on three occasions when atmospheric pressure was falling, one when it was rapidly falling, on one occasion when pressure was steady and on two occasions when pressure was slightly rising. The monitoring visits can be seen to have covered a spread of different atmospheric pressure conditions including falling pressure, therefore it is considered that a 'worst case' scenario has been covered. Atmospheric pressure data graphs obtained from '*weatheronline'* are attached. Given the impermeability of the Weald Clay, together with the very low volumes of potential gases that could emit from the former sludge pit, and the results of the monitoring, we consider that the potential risk for ground gases is very low and no further monitoring is required.

Best Regards

Glyn

Glyn Evans

MSc BSc PGDip FGS MIEnvSci
Chairman

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The Company Registration No. is 3214980 and the VAT Registration No. is 679544479.

From: Wild, Mark <mark.wild@group.landg.com>
Sent: 09 April 2025 18:22
To: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Cc: Glyn Evans <glyn.evans@gesl.net>
Subject: DISC/25/0065 - Mowbray

Dear Kevin, hope all is well.

Further to your email to Jason earlier today re: Community Centre (attached for ease), I haven't yet been able to speak to Glyn at GESL but by way of this email will kindly ask him to deal with item 3.

Re: item 2, and your request to see the location of the possible slurry pit, pls find attached the 2020 Phase 1 topo survey and an overlay of the topo and the community centre. For ease, I attach extracts of

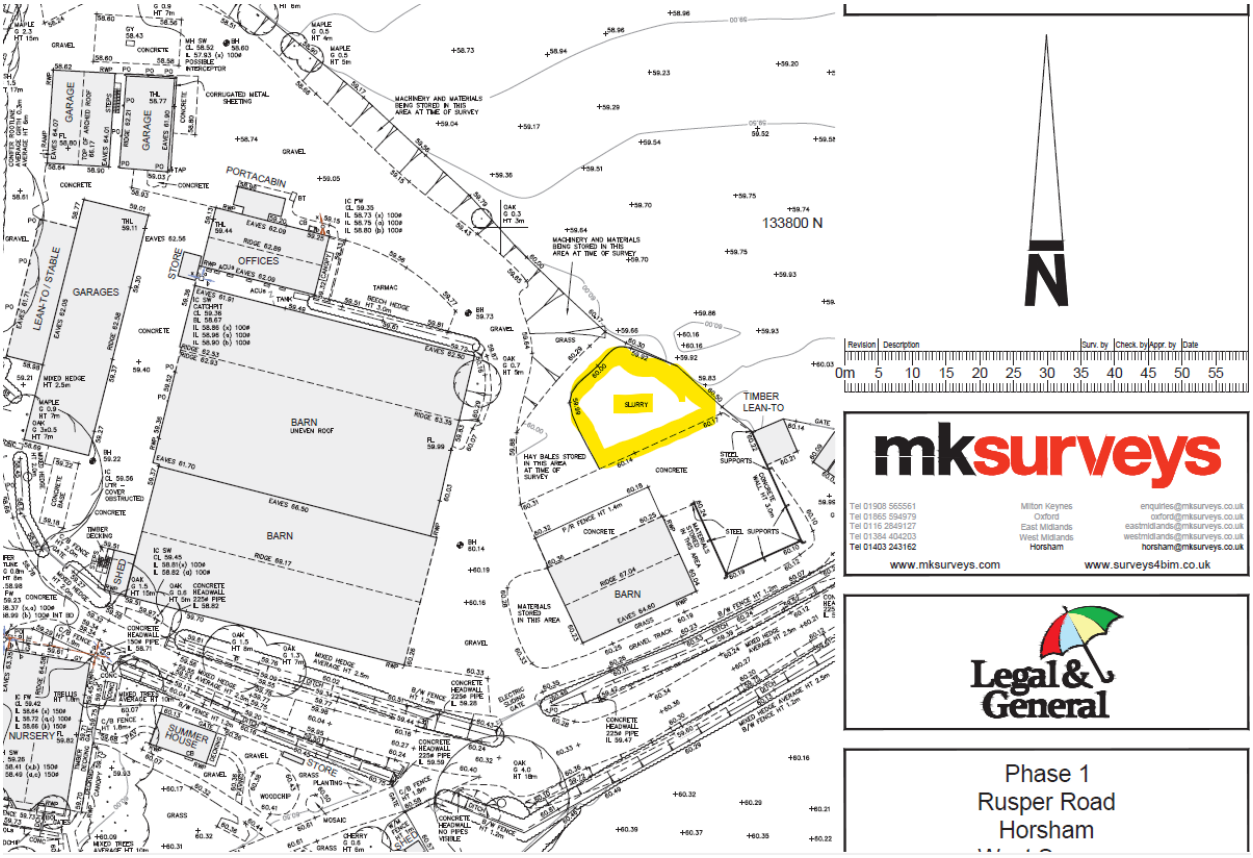
each below on which I have highlighted in yellow what the topo survey had annotated as ‘slurry’ and on one of them in blue the community centre. I also attach the community centre site layout should you not have this.

You will see the ‘slurry’ is on the opposite side of the Southern Loop Road (now known as Lancet Drive) and sits within the land parcel RM3 East. When we acquired the land and constructed the Southern Loop Road there wasn’t any visual evidence of any slurry and the road formation was founded on virgin ground so we assumed the previous owner must have removed the slurry / backfilled any such pit before we took ownership of the land, either way, it wasn’t hindering the consented highway works.

I brought the same to GESL’s attention which was why they referred to it as anecdotal evidence and undertook the additional monitoring.

When we sell parcel RM3 East to a developer we will bring the same to their attention and they will need to investigate further as they will likely have houses very close and this will be included in their future Condition 18c/d report. I suspect if the residential developer has proposed dwellings close or on top of what may have been a slurry pit they would be piling those units and installing a gas membrane as a precaution.

Hope this helps, and if you have any further queries after Glyn has responded on the other item then do not hesitate to contact one of us, kind regards, Mark





Kind regards

Mark Wild
Engineering & Infrastructure Manager
Legal & General Strategic Land Limited
Legal & General (Strategic Land North Horsham) Limited
Legal & General (Strategic Land Harpenden) Limited

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