

From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Sent: 19 June 2026 14:57:34 UTC+01:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Subject: DISC/25/0320 - Woodfords

Dear Nicola,

Environmental Health have reviewed the RSK Geosciences Letter Report dated 13 May 2026 and the fact that further investigation has been undertaken on the site, in particular in the central area, is welcomed. We do however have the following comments to make:

1. In our comments dated 16.01.26 we made a number of comments in relation to the Leap Environmental Ltd Phase II Site Investigation dated 8 March 2022 and the Leap Environmental Letter Report dated 21st April 2022, unfortunately these comments and request for further information do not appear to have been addressed in this recent submission..
2. We note that the sampling has focused on the central area of the site and whilst we appreciate that made ground soils are most likely to be present in this area our comments dated 16.01.26 we did allude to the fact that in order to have sufficient confidence that the site has been subject to sufficient coverage further investigation was also required across the wider site.
3. We note that whilst the majority of samples were scheduled for metals and PAH analysis, which is welcomed, not all samples were scheduled for analysis for petroleum hydrocarbons – we would grateful therefore for comments clarifying the rationale behind this.
4. From the information provided to date it is still not clear whether the bund, present in the north western part of the site, is remaining in situ. If it is being removed then its removal and subsequent verification of underlying soils will need to form part of the RMS. If it staying then given the close proximity of residential dwellings we are not entirely convinced that it has been adequately characterised, further investigation may therefore be required.
5. Finally, from visiting site back in January this year it was apparent that some areas of the site have been used for the burning of waste materials. Although localised they do not appear to have been subject to the most recent investigation or detailed in the RMS, we would therefore be grateful for detail on proposed works in these areas.

Given the above we are not currently in a position where we can recommend the discharge of conditions 7 and 21, we would however welcome dialogue with the applicant and/or their environmental consultant on the above matters.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

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