

[REDACTED]
[REDACTED]
Sent:

[REDACTED]
02 April 2026 22:39
[REDACTED]

Subject:

RE: Glebe Farm

Good evening Kevin,

Thanks for your time today.

I have outlined the points discussed below in relation to Condition 4, I trust this is sufficient to alleviate your concerns and discharge the condition.

- When the Merebrook and ASL investigations are considered together, the sampling frequency across the site is approximately 1:50m². Given that the previous ASL Phase 1 report identified the risk to human health as low to very low such a sampling frequency was considered appropriate. It should be noted that significant contamination was not encountered within the soil profile during either investigation.
- Made ground (away from the animal shelters) where encountered across the various phases of investigation is considered to comprise reworked natural soils with occasional anthropogenic inclusions. No organoleptic evidence of significant contamination has been encountered within the soil profile.
- As you know the site has been subject to several phases of investigation by ASL and Merebrook. In addition, several phases of archaeological excavation has also taken place. It is noted that eighty-three trenches were excavated across the site during archaeological investigation conducted in March and April 2025 – prior to the Merebrook investigation of October 2025. This will have caused the natural soils to have become reworked across significant portions of the site.
- Within the archaeological investigation, significant organoleptic evidence of contamination was not encountered. Made ground was consistent with reworked natural soils with any anthropogenic inclusions often of considerable age.
- As discussed in the GEA, during enabling works, made ground will be excavated and stored in carefully managed stockpiles. Merebrook will visually inspect and sample the stockpiles to determine the suitability of the soils for retention on site. Excavated made ground will be sampled at a nominal rate of one sample per 500 m³ to determine suitability for reuse of site won soils under a materials management plan.

If you require any further information, please let me know.

Kind regards

Nathan



Nathan Dellow

Regional Director
1 Leonard Place, Westerham Road, Keston
Kent, BR2 6HQ

T: [REDACTED]
[REDACTED]
W: www.merebrook.co.uk

Disclaimer: The information in this e-mail is confidential and may be read, copied or used only by the intended recipients. If you are not the intended recipient you are hereby notified that any perusal, use, distribution, copying or disclosure is strictly prohibited. If you have received this e-mail in error please advise us immediately by return e-mail and delete the e-mail document without making a copy. Whilst every effort has been made to ensure this email is virus free, no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent.

Merebrook Consulting is a Limited company registered in England and Wales. Registered office: Cromford Mills, Mill Lane, Cromford, Matlock, Derbyshire DE4 3RQ. Company registration number: 02740216. VAT registration: 598 4830 79

From: Kevin.Beer [REDACTED]
Sent: 02 April 2026 11:39
To: Nathan Dellow [REDACTED]
Subject: Glebe Farm

Hi Nathan,

I think you have been trying to get hold of me, apologies for the delay in getting back to you.

I just tried to call your mobile but didn't manage to catch you, I have a couple of meetings today but should be around until 4pm so feel free to call me back.

I'm also in the office next week.

Kind regards

Kevin

Kevin Beer
Environmental Protection Officer (Pollution)

[REDACTED]
[REDACTED] [REDACTED]



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

Disclaimer

IMPORTANT NOTICE This e-mail might contain privileged and/or confidential information. If you have received this e-mail in error, please notify the sender and delete the e-mail immediately; you may not use or pass it to anyone else. Whilst every care has been taken to check this outgoing e-mail for viruses, it is your responsibility to carry out checks upon receipt. Horsham District Council does not accept liability for any damage caused. E-mail transmission cannot guarantee to be secure or error free. This e-mail does not create any legal relations, contractual or otherwise. Any views or opinions expressed are personal to the author and do not necessarily represent those of Horsham District Council. This Council does not accept liability for any unauthorised/unlawful statement made by an employee. Information in this e-mail may be subject to public disclosure in accordance with the law. Horsham District Council cannot guarantee that it will not provide this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with the law. If this e-mail message or any attachments are

incomplete or unreadable, please telephone 01403 215100 or e-mail customer.services@horsham.gov.uk. Any reference to "e-mail" in this disclaimer includes any attachments.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**.