

From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>

Sent: 15 September 2026 16:22

To: Matthew.Porter <Matthew.Porter@horsham.gov.uk>

Subject: DISC/26/0222 - Land To The North of High Bar Lane, Thakeham

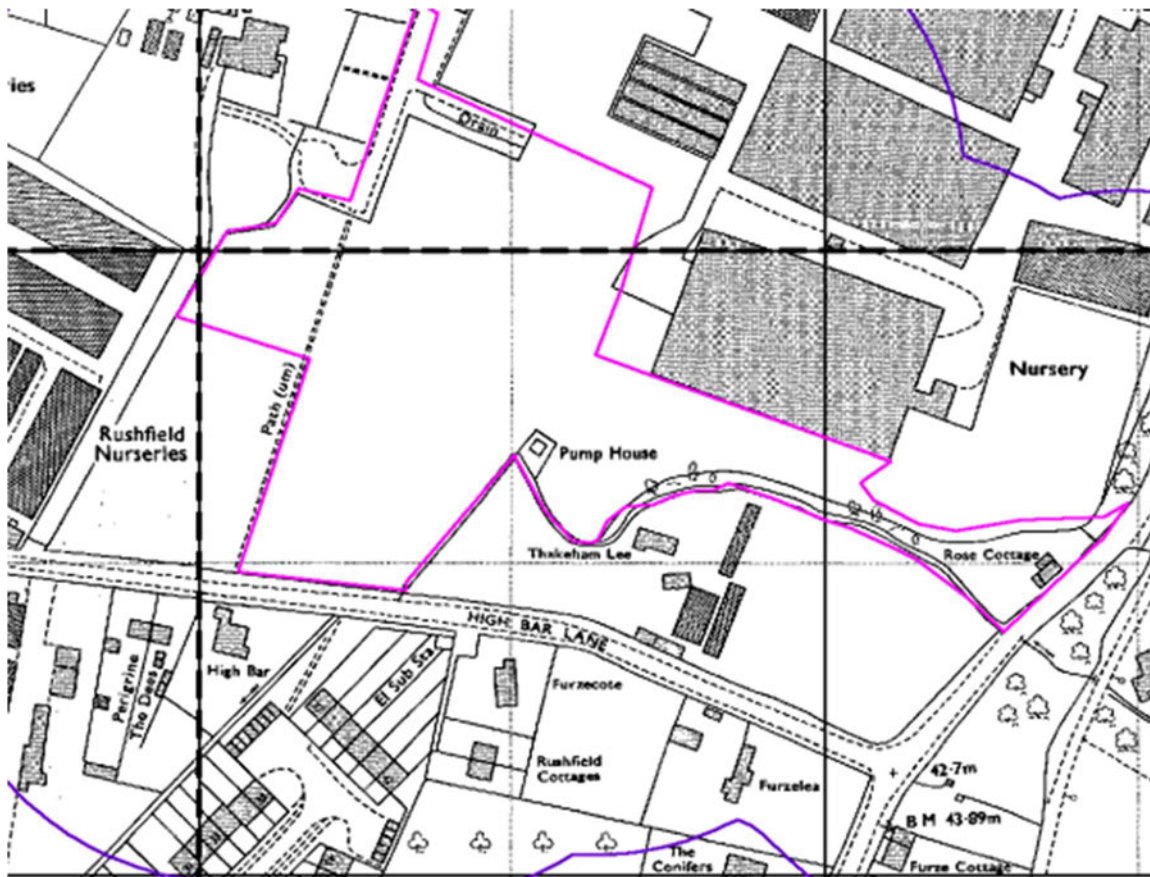
Dear Matthew,

Environmental Health have reviewed the letter from Albury SI, dated 24.08.26, and have the following comments to make.

1. We appreciate that no buildings or significant structures are present on the site, or shown on historic mapping, and that there is a row of trees in the north western part of the site and temporary fencing in the eastern part of the site which separates these parts of the application site from the former mushroom site to the north. From undertaking a recent site visit there is however a concrete road which comes onto the application site from the former mushroom farm site (please see photo below) which, in our view, is a clear indication that the application site once formed part of the wider mushroom farm site.



2. Detail on the sampling strategy is welcomed. We note however that no locations were advanced in south eastern part of the site which, given the above and the industrial/commercial use of the site, remains a concern. Of particular concern is the fact that no sampling has been undertaken in the public open space to the south of the bridleway and that the area that will become 'play along the way' has been subject to very limited sampling.
3. The fact that the sampling locations have been transposed onto the Proposed Plan is welcomed.
4. The comments in relation to locations A, B and C are accepted. With regards to the pump house – from reviewing the historic map from c.1974 this appears to be located adjacent to the southern boundary of the site (see screenshot below). From revisiting the trial pit location plan no locations were advanced in this area which is a concern.



5. With regards to comments on the bund, we accept that there is a discovery strategy to deal with unexcepted contamination, we are of the view however that given this feature is clearly present on the site it should be adequately investigated at this stage of the application and not as part of a 'discovery strategy'. We note the comment that the soils in this bund were generated from the adjacent Massey Close development, it is however not clear what the quality of these soils were before they were imported onto this site.

Given the above unfortunately we are still not in a position where we can recommend condition 9 for discharge, we would however welcome dialogue with the applicant and/or their consultant on the above.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

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A banner from the UK Government. On the left, a 3D illustration of a house with the text "LANDLORDS GET ON TOP OF THE RENTING CHANGES" on its side. In the center, a white house icon with the text "Renting is changing" and the UK Government crest with "UK Government" below it. On the right, a dark green background with white text: "Get on top of the renting changes", "New rights and responsibilities for landlords in England.", and "Click here to learn more...".