[redacted]

From: Kevin.Beer
Sent: 15 January 2026 11:05
To: Sam.Whitehouse
Subject: DISC/25/0364 - Mowbray (previously Land North of Horsham) Old Holbrook Horsham

Follow Up Flag: Follow up
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Dear Sam,

Environmental Health have reviewed the Leap Environmental Phase II Site Investigation & Combined Interpretative Report, dated 24 January 2025, and we have the following comments to make.

1. From reviewing the RM5 and RM6 Previous SI Plans in Appendix B we note that a large number of locations were advanced across these phases. From reviewing Appendix E we note however that only the log for BH1 has been provided – we request therefore the remaining logs for all the locations in these two phases are provided.
2. We note that a summary of the chemical test results are provided in Appendix G and whilst a summary of the data in this format is welcomed so that we can validate this summary data we would be grateful for the original laboratory certificates.
3. We note that six samples were subject to chemical analysis and no elevated levels of contaminants were detected which is welcomed. We appreciate the greenfield use of the site, however given the size of these two phases we are not convinced that six samples provides the LPA with sufficient confidence that no elevated levels of contamination are present on the site and whether the sampling density is in accordance with current technical guidance.
4. We may have further comments to make on the sampling once we are in receipt of the logs and chemical test certificates as requested above.

Given the above unfortunately we are not currently in a position where we can recommend the discharge of condition 18 for these phases of the development. From visiting site shortly before the Christmas break we noted that works have commenced in these phases, the fact the works have started in these phases before the pre commencement condition has been discharged is a concern to Environmental Health.

We would welcome dialogue with the applicant and/or their consultant on the above matters.

Kind regards

Kevin

Kevin Beer
Environmental Protection Officer (Pollution)

[redacted]

Horsham District Council