

For the attention of: Joanne Fisher

Re: Planning Application Ref. DM/23/2831

Site Address: The Lodge, Bennetts Rise, Haywards Heath, RH16 4SL

Submission of Contamination Risk and Asbestos Management Scheme – Discharge of Planning Condition ONE

Further to the planning permission granted on [Approval Date] for the above development, please find enclosed the **Contamination Assessment** report prepared by W K Elson, PhD, CEng, MICE (August 2025), submitted in compliance with **Condition ONE**.

Planning Condition Requirement:

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, shall each be submitted to and approved, in writing, by the Local Planning Authority.

Executive Summary – Contamination Assessment

The Lodge site lies within the former grounds of St. Francis Hospital, historically landscaped and later developed for staff accommodation and residential use. The surrounding land has been in public ownership, with no known industrial or commercial use and no recorded landfill activity.

A site investigation was undertaken on 22 July 2025. Shallow soil samples from trial pits around the building and proposed garden area were analysed for heavy metals, poly-aromatic hydrocarbons (PAHs), and other potential contaminants, with results compared against DEFRA and LQM/CIEH residential screening values.

Key Findings:

- All **heavy metal concentrations** were well below relevant screening thresholds.
- All **PAH concentrations**, including carcinogenic benzo(a)pyrene, were below screening values.
- **No asbestos** detected in soils.
- No visual evidence of contamination was observed.
- Geological profile: thin disturbed topsoil over natural Upper Tunbridge Wells Sand.

Risk Assessment:

- **Human health risk:** Very low.
- **Water environment:** No risk.
- **Flora and fauna:** No risk.
- **Building materials:** No risk.

Conclusion:

No remediation is required for the proposed residential use. It is recommended that visual checks be made during demolition for any unexpected contamination, with further investigation if necessary.

We trust that the enclosed report and summary provide sufficient information for the Local Planning Authority to discharge the condition. Should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

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Purpose

To assess the risk of land contamination, including asbestos, before redevelopment of The Lodge site.

Site Background

- Located in the former grounds of **St. Francis Hospital** (originally Brighton Lunatic Asylum).
 - Historically landscaped and later developed for staff accommodation and The Lodge (~1969).
 - Surrounding land was farmland and public ownership, with **no history of industrial/commercial use** or landfill.
 - The site is partly demolished, with a small garden area to be created.
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Geology & Hydrogeology

- Underlain by **Upper Tunbridge Wells Sand** (minor aquifer).
 - No nearby surface water features.
 - Located in a **drinking water safeguard zone** but outside radon-affected areas.
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Investigation

- **Site visit:** 22 July 2025.
 - **Soil samples** taken from shallow trial pits around the building and garden area.
 - Samples tested for heavy metals, **poly-aromatic hydrocarbons (PAHs)**, and other contaminants.
 - Results compared with **DEFRA & LQM/CIEH residential screening values**.
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Key Findings

- **Heavy Metals:** All well below screening values.
 - **PAHs:** All below screening levels (e.g., benzo(a)pyrene < 2.5 mg/kg).
 - **No visual evidence** of contamination or hazardous materials.
 - Soil profile shows thin disturbed topsoil over natural sands/silts.
 - **Asbestos:** No asbestos detected in soils.
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Risk Assessment

- **Human Health:** Very low risk.
 - **Water Environment:** No risk identified.
 - **Flora/Fauna:** No risk identified.
 - **Building Materials:** No risk identified.
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Conclusion

- **No remediation required** for the proposed residential use.
 - During demolition, **visual checks** should be made for unexpected contamination, with further investigation if found.
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If you'd like, I can now produce a **short, formal "Executive Summary"** from this that you can attach to your covering letter for the planning condition discharge. This would make the submission look professional and concise.

You said:

yes

ChatGPT said:

Here's a concise **Executive Summary** you can attach to your covering letter:

Executive Summary

Contamination Assessment – The Lodge, Bennetts Rise, Haywards Heath, RH16 4SL

Prepared by: W K Elson, PhD, CEng, MICE – August 2025

The Lodge site lies within the former grounds of St. Francis Hospital, historically landscaped and later developed for staff accommodation and residential use. The surrounding land has been in public ownership, with no known industrial or commercial use and no recorded landfill activity.

A site investigation was undertaken on 22 July 2025. Shallow soil samples from trial pits around the building and proposed garden area were analysed for heavy metals, poly-aromatic hydrocarbons (PAHs), and other potential contaminants, with results compared against DEFRA and LQM/CIEH residential screening values.

Key findings:

- All **heavy metal concentrations** were well below relevant screening thresholds.
- All **PAH concentrations**, including carcinogenic benzo(a)pyrene, were below screening values.
- **No asbestos** detected in soils.
- No visual evidence of contamination was observed.

- The geological profile comprises a thin disturbed topsoil layer over natural Upper Tunbridge Wells Sand.

Risk Assessment:

- **Human health risk:** Very low.
- **Water environment:** No risk.
- **Flora and fauna:** No risk.
- **Building materials:** No risk.

Conclusion:

No remediation is required for the proposed residential use. It is recommended that visual checks be made during demolition for any unexpected contamination, with further investigation if necessary.