

23 January 2026

Steven King
Mid Sussex District Council
Oaklands Road
Haywards Heath, West Sussex
RH16 1SS

JC/Let/P2304i

Dear Mr King,

Application for the Discharge of Condition 8 pursuant to application reference DM/25/2428 at Wealden House, Lewes Road, Ashurst Wood, West Sussex, RH19 3TB.

This application has been submitted online via the Planning Portal under reference **PP-14568745** and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Condition 8 (Contamination) pursuant to application reference DM/25/2428 which received consent for the aforementioned development on 7 November 2025.

Condition 8 is required to be discharged prior to commencement (including demolition). Details of all documents submitted for the discharge of this condition are set out below.

Planning Strategy

For clarity and to assist the Council's consideration of this submission, the applicant's intended programme is set out below.

Full planning permission (ref. DM/22/2832, hereafter 'the Original Permission') was granted on 9 September 2024. To facilitate the timely delivery of the scheme, a Section 73 application (ref. DM/25/2428) was submitted on 12 September 2025 to amend the timing of several conditions so that demolition could begin ahead of the discharge of Pre-Commencement conditions. That application was approved on 7 November 2025, and amended the associated time trigger of condition 7 to explicitly exclude demolition.

The present application seeks the discharge of condition 8 to enable demolition to commence. Demolition is programmed to begin in March 2026.

Managing Director
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Alongside this, the Council will be aware of the recently submitted Section 73 Application (ref. DM/25/3038), which proposes minor design amendments. It is understood that this is to receive a decision imminently. **We therefore request that this application be considered pursuant to the equivalent condition of that permission (DM/25/3038) upon its approval.**

Please note that this application has only been registered as pursuant to permission DM/25/2428 owing to the inability to register an application to discharge conditions on a permission that has not yet been approved.

The Council is reminded that details relating to all other pre-demolition conditions have already been submitted. This submission therefore completes the set of condition details required ahead of demolition commencing on site.

Subsequent applications to discharge the remaining pre-commencement (excluding demolition) conditions are to be submitted. These may come forward in parallel with this application. Construction works are programmed to commence once all relevant approvals are in place, with a target start date of late May 2026.

Condition 8

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:

a) A preliminary risk assessment which has identified:

- all previous uses*
- potential contaminants associated with those uses*
- a conceptual model of the site indicating sources, pathways and receptors*
- potentially unacceptable risks arising from contamination at the site*

and unless otherwise agreed in writing by the Local Planning Authority,

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

and, unless otherwise agreed in writing by the Local Planning Authority,

c) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- J16139 Draft P1 and P2 SI Report

We trust the accompanying drawings/documents are sufficient to discharge this condition in full.

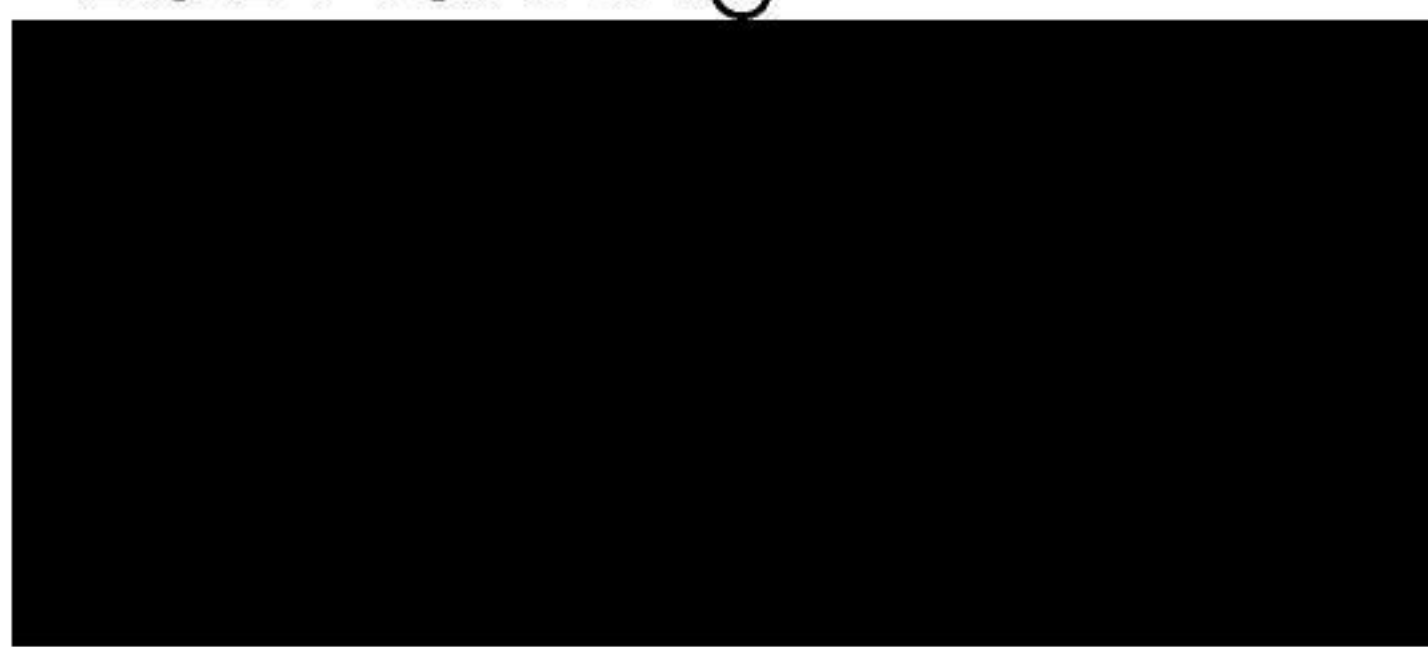
Conclusion

We trust this letter and accompanying documents are sufficient to fully discharge Condition 8 as listed above, pursuant to application reference DM/25/2428 at Wealden House, Lewes Road, Ashurst Wood, West Sussex, RH19 3TB.

We look forward to receiving written confirmation of the discharge of this condition in the very near future.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Huw James MRTPI
Director