

From: Oliver Benson <oliver.benson@midsussex.gov.uk>
Sent: 02 September 2026 11:46:04 UTC+01:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Subject: RE: Service request - SR/26/3550 Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West

Hi Joe,

I have reviewed the submitted Phase II Site Investigation Report, Ref. GWPR7060/SIR/August 2026 in relation to Condition 10.

From a contaminated land perspective, I am satisfied that the requirements of Parts (a) and (b) of Condition 10 have been met. The report includes a preliminary risk assessment identifying potential contaminant sources, pathways and receptors, together with a conceptual site model, intrusive site investigation and detailed risk assessment.

The investigation identified a single elevated arsenic concentration within natural ground at TP4/0.50m bgl. The consultant considers this to be associated with a localised ironstone horizon within the Weald Clay Formation. Following this finding, a further 17 targeted samples were obtained along and adjacent to the mapped ironstone band. Whilst traces of ironstone were identified in one further sample, none of the additional samples exceeded the relevant assessment criteria. The findings therefore suggest a localised hotspot rather than widespread contamination across the site.

I therefore recommend approval of Parts (a) and (b) of Condition 10.

Kind regards,

Ollie

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-----Original Message-----

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>
Sent: 27 August 2026 10:44
To: Oliver Benson <oliver.benson@midsussex.gov.uk>
Subject: Service request - SR/26/3550 Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West

Oliver Benson

This is sent from an unmonitored address, please do not respond.

Please see attached Service Request
SR/26/3550

Type: Contaminated land - consultation.

Details: Planning application consultation for application - DM/26/2079 We would be grateful for your comments by 16th September 2026 Discharge of Condition 10a and 10b (Land Contamination Remediation) in relation to planning application DM/21/3279 in respect of reserved matters area DM/25/1986 (Phase 1C)

Regards
Communities Support Team
Mid Sussex District Council