

From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Sent: 02 September 2026 16:01:27 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: RE: DM/26/1921 - Land at Blackwell Farm Road, East Grinstead - land contamination queries
Attachments: RE: DM/26/1921 - Land at Blackwell Farm Road, East Grinstead - land contamination queries

Hi Andy,

Further to my previous email, I have now reviewed the additional Clean Cover Verification Report for Plots 1-6 (TEC Ref: 2503003.002.02, August 2026).

This report provides verification of the engineered clean cover remediation measures within the remaining plots. The report concludes that the remediation measures have been implemented in accordance with the approved remediation strategy and that the identified contaminant linkage has been appropriately mitigated.

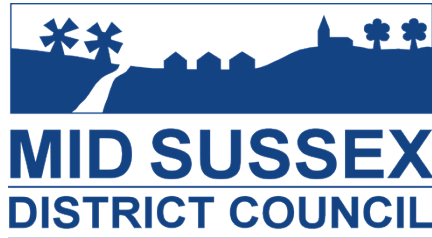
Based on this and the previous reports, I am satisfied that contamination risks at the site have been adequately characterised, assessed, remediated and validated, and that the site is suitable for the approved residential end use.

I therefore have no contaminated land objections and would recommend approval of Condition 20 for plots 1 to 10.

Many thanks,

Ollie

Oliver Benson
Senior Environmental Health Officer
Environmental Protection Team
Tel: 01444 477 059
Email: oliver.benson@midsussex.gov.uk
Website: www.midsussex.gov.uk



"Working together for a better Mid Sussex"

From: Andy Watt <Andy.Watt@midsussex.gov.uk>
Sent: 02 September 2026 11:32
To: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Subject: FW: DM/26/1921 - Land at Blackwell Farm Road, East Grinstead - land contamination queries

Hi Ollie

Please see attached information for the remaining plots.

Thank you

Andy Watt, BSc (Hons), MTPL, MRTPI
Senior Planning Officer
Development Management
01444 477517
andy.watt@midsussex.gov.uk
www.midsussex.gov.uk

Working together for a Better Mid Sussex

From: Harvey Lawrence <Harvey.Lawrence@selsdonpm.co.uk>
Sent: 02 September 2026 10:07
To: Andy Watt <Andy.Watt@midsussex.gov.uk>
Cc: Ben Finch <Ben.Finch@selsdonpm.co.uk>; Clare Egan <Clare.Egan@selsdonpm.co.uk>
Subject: RE: DM/26/1921 - Land at Blackwell Farm Road, East Grinstead - land contamination queries

Good morning Andy,

I hope all is well.

Please find attached the Condition 20 (DM/26/1921) report for plots 1–6.

Please let me know if you have any issues.

Kind regards,
Harvey Lawrence

Assistant Surveyor



Selsdon Building Contractors Limited

T 020 8406 0600 M [07887480748](tel:07887480748)

E Harvey.Lawrence@selsdonpm.co.uk

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From: Clare Egan <Clare.Egan@selsdonpm.co.uk>

Sent: 27 August 2026 09:07

To: Andy Watt <Andy.Watt@midssussex.gov.uk>; Harvey Lawrence
<Harvey.Lawrence@selsdonpm.co.uk>

Cc: Ben Finch <Ben.Finch@selsdonpm.co.uk>

Subject: RE: DM/26/1921 - Land at Blackwell Farm Road, East Grinstead - land contamination queries

Hi Andy,

Thank you for update. Great news about Conditions 17 & 18.

Condition 20 (DM/26/1921) -

Please click on the We Transfer link for the soil reports: <https://we.tl/t-rHsSMnir4HJjbiOx>

Thank you for agreeing for us to submit plots 1-6 as part of this submission. We hope to be able to send over within the next week.

I am on leave next week and the following week, but my colleague [@Harvey Lawrence](#) will email it over to you once we receive it.

Thank you,
Clare

Clare Egan

Design Manager



Selsdon Building Contractors Limited

T 020 8406 0600 **M** [07387313381](tel:07387313381)

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From: Andy Watt <Andy.Watt@midsussex.gov.uk>

Sent: 26 August 2026 17:31

To: Clare Egan <Clare.Egan@selsdonpm.co.uk>

Cc: Ben Finch <Ben.Finch@selsdonpm.co.uk>; Harvey Lawrence <Harvey.Lawrence@selsdonpm.co.uk>

Subject: RE: DM/26/1921 - Land at Blackwell Farm Road, East Grinstead - land contamination queries

Dear Clare

Thank you for your email. I was just about to update you with regard to your previous emails, and I do apologise for not responding sooner.

Conditions 17 and 18 were discharged earlier today. Condition 19 is still in consultation (DM/26/1750).

Condition 20 – I would be grateful if you could re-send the link to the previous documents, as it expired before the Contaminated Land Officer had a chance to look at it.

In response to your query below, I would be happy for you to submit the remaining report for Plots 1-6 which we can deal with as part of the existing application DM/26/1921.

Many thanks

Andy Watt, BSc (Hons), MTPL, MRTPI

Senior Planning Officer

Development Management

01444 477517

andy.watt@midsussex.gov.uk

www.midsussex.gov.uk

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From: Clare Egan <Clare.Egan@selsdonpm.co.uk>

Sent: 26 August 2026 17:23

To: Andy Watt <Andy.Watt@midsussex.gov.uk>

Cc: Ben Finch <Ben.Finch@selsdonpm.co.uk>; Harvey Lawrence
<Harvey.Lawrence@selsdonpm.co.uk>

Subject: RE: DM/26/1921 - Land at Blackwell Farm Road, East Grinstead - land contamination queries

Hi Andy,

Condition 20 (Contamination)

DM/26/1921

We are looking to submit the contamination report for plots 1-6 at the end of the week. Are we able to email this over to you, or does this require a separate application? (The above application contains plots 7-10).

Thank you,
Clare

Clare Egan

Design Manager



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From: Clare Egan

Sent: 14 August 2026 10:27

To: 'Andy Watt' <Andy.Watt@midsussex.gov.uk>

Cc: Ben Finch <Ben.Finch@selsdonpm.co.uk>

Subject: RE: DM/26/1921 - Land at Blackwell Farm Road, East Grinstead - land contamination queries

Hi Andy,

Please see below my responses in red.

Thank you,
Clare

Clare Egan

Design Manager



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From: Clare Egan

Sent: 11 August 2026 14:42

To: 'Andy Watt' <Andy.Watt@midsussex.gov.uk>

Cc: Ben Finch <Ben.Finch@selsdonpm.co.uk>

Subject: RE: DM/26/1921 - Land at Blackwell Farm Road, East Grinstead - land contamination queries

Hi Andy,

Please click on the We Transfer link <https://we.tl/t-2JiXRO5gVBM9djH8> for the following:

- Land Science Phase I and Phase II Geotechnical and Geo-Environmental Investigation (2018) – submitted as part of the original planning application DM/20/1333
- TEC Ground Investigation Report (2021) – this report was carried out by the previous contractor to aid pile design
- TEC Supplementary Assessment (2021) – this report was carried out by the previous contractor to aid pile design
- TEC Remediation Strategy and Verification Plan (2025) – This report was issued and signed off by Premier Building Control – apologies for not issuing this for planning too

I've tried to log onto the planning portal to confirm when the documents were submitted/approved, but I'm experiencing technical difficulties – I'll try again later so hope to be able to confirm shortly.

Thank you,
Clare

Clare Egan

Design Manager



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From: Andy Watt <Andy.Watt@midsussex.gov.uk>

Sent: 11 August 2026 13:31

To: Clare Egan <Clare.Egan@selsdonpm.co.uk>

Subject: DM/26/1921 - Land at Blackwell Farm Road, East Grinstead - land contamination queries

Dear Clare

I have received some initial comments from the council's Contaminated Land Officer and would be grateful if you could clarify the following:

In the Clean Cover Verification Report, it says:

2.1.1 A summary of the salient information from previous reports prepared by both Land Science (2018) and TEC (2021), are understood to have been approved by Mid Sussex District Council, is detailed within Table 1 below. Reference to previous reporting should be made for full, detailed site information.

Could you please provide copies of the following documents:

Land Science Phase I and Phase II Geotechnical and Geo-Environmental Investigation (2018); TEC Ground Investigation Report (2021); TEC Supplementary Assessment (2021); and TEC Remediation Strategy and Verification Plan (2025).

Could you also clarify how / when these were accepted or approved by the Council?

Many thanks

Andy Watt, BSc (Hons), MTPL, MRTPI

Senior Planning Officer
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