

From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Sent: 24 June 2025 09:30:04 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: RE: Soil testing report for DISCOND Application No DM/25/0574 - Pollards Farm, Ditchling Road, Ditchling Common

Hi Anna,

I have reviewed the site investigation report by Land Science, Ref: LS8465, dated 30th May 2025.

The report identifies minor exceedances of certain contaminants, including Di-benzo(a,h)anthracene (at threshold), arsenic, beryllium, lead, and nickel. The highest exceedance noted is for lead, which is approximately 12% above the relevant screening value in a single testing location.

It is noted that the area beneath the historic slab, coinciding with the proposed building footprint, was inaccessible at the time of the investigation due to ongoing construction. As a result, some of the recommended sampling and testing could not be completed. However, the desk study's Conceptual Site Model classifies the overall contamination risk for this area as very low.

The report shows that The Made Ground on site consists largely of inert materials such as plastic, metal, brick, and concrete, with minimal soil content. This composition renders it unsuitable for landscaping or planting. The report recommends the use of clean imported topsoil and subsoil in accordance with relevant British Standards.

Given the slightly elevated contamination levels and the poor quality of the existing soils for landscaping purposes, the report concludes that further investigation is unnecessary, as the affected soils are likely to be removed regardless.

A preliminary remediation options appraisal suggests that the most cost-effective mitigation strategy would include:

- Removal of all Made Ground in proposed garden areas;
- Raising levels with clean imported topsoil/subsoil as specified by the landscape designer (minimum 150mm topsoil);
- Excavation and appropriate disposal of unsuitable or contaminated soils.

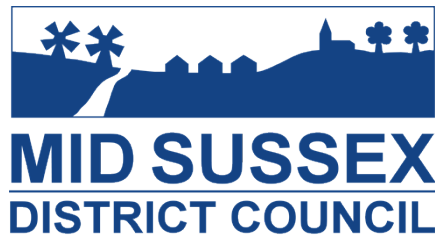
Based on this, a full Remediation Method Statement should be prepared. This should be followed by validation testing, culminating in a formal Verification Report.

On this basis, I recommend that Parts A and B of Condition 4 be approved. Part C can be approved upon receipt and review of the Remediation Method Statement.

Kind regards,

Oliver

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: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 23 June 2025 09:44
To: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Subject: FW: Soil testing report for DISCOND Application No DM/25/0574 - Pollards Farm, Ditchling Road, Ditchling Common

Hi Oliver
Please see attached the report, without water marks. I will save this to the planning file.
I look forward to receiving your comments.
Regards
Anna

Submit your planning application online.
<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
Development Management

Tel: +44 (0)1444 477342
anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



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From: Simas Bobelis <simas@sticklandwright.co.uk>

Sent: 20 June 2025 16:13

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Cc: Nick Stickland <nick@sticklandwright.co.uk>

Subject: Re: Soil testing report for DISCOND Application No DM/25/0574 - Pollards Farm, Ditchling Road, Ditchling Common

You don't often get email from simas@sticklandwright.co.uk. [Learn why this is important](#)

Good afternoon Anna,

As requested, please find the report attached with watermarks removed.

Best wishes

Simas Bobelis

Architect



t: 01273 964051

Brighton: 23 Vine Street, Brighton BN1 4AG

Isle of Wight: The Mews Cottage, 9 George Street, Ryde PO33 2EB

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From: Nick Stickland <nick@sticklandwright.co.uk>

Sent: Friday, June 20, 2025 11:56

To: Simas Bobelis <simas@sticklandwright.co.uk>

Subject: FW: Soil testing report for DISCOND Application No DM/25/0574 - Pollards Farm, Ditchling Road, Ditchling Common

From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 20 June 2025 11:16

To: Nick Stickland <nick@sticklandwright.co.uk>

Subject: FW: Soil testing report for DISCOND Application No DM/25/0574 - Pollards Farm, Ditchling Road, Ditchling Common

Hi Nick

Please accept my apologies for my delay in forwarding the attached comments from Oliver Benson, Senior Environmental Health Officer, see below. I have just returned from leave today.

Please can you provide a clean copy of the Soil testing report, that does not have a watermark across every page for Oliver to review?

I look forward to hearing from you.

Thank you.

Regards

Anna

Submit your planning application online.

<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI

Planning Officer

Development Management

Tel: +44 (0)1444 477342

anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



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From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>

Sent: 16 June 2025 10:50

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Subject: RE: Soil testing report for DISCOND Application No DM/25/0574 - Pollards Farm, Ditchling Road, Ditchling Common

Hi Anna,

Apologies, for the late response but I have been away.

Is it possible to get a copy of the document that does not have a watermark across every page?

It does make it difficult to read.

Many thanks,

Ollie

Oliver Benson

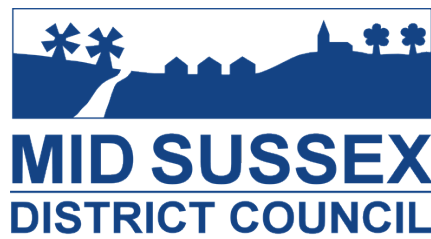
Senior Environmental Health Officer

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: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 09 June 2025 17:06

To: Oliver Benson <Oliver.Benson@midsussex.gov.uk>

Subject: FW: Soil testing report for DISCOND Application No DM/25/0574 - Pollards Farm, Ditchling Road, Ditchling Common

Hi Olly

I have received the attached Soil testing report to address Condition 4 of DM/22/0797.

Please can you review this information and comment. I have sent a formal consultation request to Contaminated Land Officer via Uniform. Expiry date for comments is 30.06.2025.

Thank you.

Regards

Anna

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<http://www.planningportal.gov.uk>

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- SAVE A TREE Only print this email if absolutely necessary.

From: Nick Stickland <nick@sticklandwright.co.uk>
Sent: 04 June 2025 16:09
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: Simas Bobelis <simas@sticklandwright.co.uk>
Subject: Decision Notice for Application No DM/25/0574

Hi Anna,

We were last in contact with regards to the partially approved condition 4 for this project. It has taken this long to obtain lab results on the soil testing!

Please see the report attached which we hope can now fully satisfy condition 4.

Kind Regards

Nick Stickland

Architecture Director

Bsc BArch(Hons) ARB RIBA



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