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**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

APPLICATION FOR DISCHARGE OF CONDITIONS

REFERENCE: DM/25/2070

**DESCRIPTION: DISCHARGE OF CONDITION 1 RELATING TO PLANNING
REFERENCE DM/23/2831.**

**LOCATION: THE LODGE, BENNETTS RISE, HAYWARDS HEATH, WEST
SUSSEX**

DATE: 26 AUG 2025

Thank you for your application for approval of details reserved by condition received 15th August 2025

Unfortunately I am unable to formally discharge the condition(s) for the following reasons:

- 1 The Council's Contaminated Land Officer has considered the details and has provided the following comments:

'I have reviewed the submitted contamination assessment by W.K. Elson, dated August 2025, along with the supporting trial pit logs and laboratory analysis (Chemtech Environmental Report 25-07342). The assessment has been undertaken in line with Land Contamination Risk Management (LCRM) guidance and provides a general overview of the site's historical use and ground conditions.

The site lies within the grounds of the former St. Frances Hospital and has no history of industrial or commercial use. Soil samples from four trial pits were analysed for a range of metals and polycyclic aromatic hydrocarbons (PAHs), with all results below relevant screening values for residential use with plant uptake. The laboratory testing was carried out by a UKAS and MCERTS accredited facility and is considered reliable.

However, there are some concerns that need to be addressed before the report can be accepted. The laboratory report does not specify the depths at which samples

were taken, and the trial pit logs indicate that three of the four samples (TP1, TP2, and TP4) were recovered from topsoil. Only TP3 appears to have been taken from fill, which may represent made ground. Given the site's history as part of a hospital estate, it is reasonable to expect that made ground may be present close to the surface in certain areas. If the investigation did not target these areas more systematically, it may have missed zones where contamination is most likely to be present. This raises questions about the rationale for the sampling strategy and the representativeness of the results.

A site plan showing the location of trial pits TP1-TP4 would help assess spatial coverage and whether sampling was undertaken in areas of potential risk or future residential use. This plan is referenced as Appendix A in the report but does not appear to have been provided. Further detail is also needed to explain how the trial pit locations were selected in relation to the conceptual site model and anticipated exposure pathways, particularly where future residents are likely to come into contact with soil.'

Therefore I am currently **unable** to discharge condition 1 attached to planning reference DM/23/2831 and further information to address the above is required to be submitted.

I would appreciate your attention to the above matter, please submit the outstanding requirements within 14 working days from the date of this letter, in order that this matter can be given further consideration. Failure to do so may result in the refusal of your application.



Ann Biggs
Assistant Director Planning and Sustainable Economy

RQDCOZ