

29 July 2026



Mid Sussex District Council
Planning Department
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Katie Martin

E: katie.martin@savills.com
M: 07974516428

Runway East - York and Elder
50 New England Street
Brighton BN1 4AW
savills.com

Dear Sir/Madam

Submission of details to discharge condition 4 of planning permission DM/23/3250

This covering letter accompanies the application and supporting documents submitted online through the Planning Portal under the reference: PP-15120267, which relates to the submission of details to support the discharge of condition 4 of planning permission DM/23/3250 at Land west of Selsfield Road, Ardingly.

Planning permission was granted under planning reference DM/22/1575 for the development of Land at Selsfield Road, Ardingly on 8 June 2023. The permission granted was outline planning permission for the development of up to 35 dwellings, associated landscaping and infrastructure, with all matters reserved except for access.

In December 2023, a Section 73 application was submitted to make a minor amendment to the red line site boundary to enable the site to connect to the public highway. To enable this amendment, condition numbers 2 and 11 were varied to supersede the access and location plans originally approved as part of the outline application. The S73 application was approved in February 2024 under reference DM/23/3250.

Consequently this application seeks approval of condition 4 with the following description:

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.

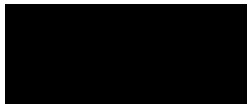
Submitted Supporting Documents for Condition 4:

- Preliminary Risk Assessment and Site Investigation by Aviron (ref: 26-186.01)
- Appendix 1 (submitted in parts 1-4 for Planning Portal file size)

We trust that the documents provided are adequate to meet the Council's requirements to discharge the relevant condition.

Should you require further information then please do not hesitate to contact me or my colleague Guy Dixon (GDixon@savills.com).

Yours faithfully,



Katie Martin MRTPI
Senior Planner