

**From:** Oliver Benson <Oliver.Benson@midsussex.gov.uk>  
**Sent:** 02 September 2026 11:28:01 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

Hi Andy,

Thanks for sending this over. I have now reviewed the following contaminated land reports submitted for the site:

- Land Science Phase I and Phase II Geotechnical and Geo-Environmental Investigation (Ref: LS3734, September 2018);
- TEC Ground Investigation Report (Ref: 2006010.001.01, January 2021);
- TEC Supplementary Assessment (Ref: 2006010.002.01, August 2021);
- TEC Remediation Strategy and Verification Plan (Ref: 2503003.001.01, March 2025); and
- TEC Clean Cover Verification Report for Plots 7-10 (Ref: 2503003.002.01, July 2026).

The submitted investigation reports, supplementary assessment, remediation strategy and verification information provide a satisfactory demonstration that contamination risks at the site have been adequately characterised, assessed and remediated. The engineered clean cover system and associated verification are considered acceptable.

The verification report currently relates to Plots 7-10 only, and I understand that additional validation information for Plots 1-6 is expected shortly.

Subject to receipt of the outstanding verification information for Plots 1-6, I should be able to recommend approval of Condition 20.

Kind regards,

Oliver

Oliver Benson  
Senior Environmental Health Officer  
Environmental Protection Team  
Tel: 01444 477 059  
Email: [oliver.benson@midsussex.gov.uk](mailto:oliver.benson@midsussex.gov.uk)  
Website: [www.midsussex.gov.uk](http://www.midsussex.gov.uk)



“Working together for a better Mid Sussex”

---

**From:** Andy Watt <[Andy.Watt@midsussex.gov.uk](mailto:Andy.Watt@midsussex.gov.uk)>

**Sent:** 27 August 2026 13:04

**To:** Oliver Benson <[Oliver.Benson@midsussex.gov.uk](mailto:Oliver.Benson@midsussex.gov.uk)>

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

Hi Ollie

Please see the link below to the soil reports. As you can see from the email trail, this DoC application will be amended with additional information next week, so that we will in theory be able to discharge condition 20 in full, rather than partially. Can you let me know if it would be better if you were to consider the current information and make comments, so that the consultation request in Uniform can be closed, and then I can send you a new request once the remaining information is received?

Thank you

**Andy Watt, BSc (Hons), MTPL, MRTPI**

Senior Planning Officer

Development Management

01444 477517

[andy.watt@midsussex.gov.uk](mailto:andy.watt@midsussex.gov.uk)

[www.midsussex.gov.uk](http://www.midsussex.gov.uk)

Working together for a Better Mid Sussex

---

**From:** Clare Egan <[Clare.Egan@selsdonpm.co.uk](mailto:Clare.Egan@selsdonpm.co.uk)>

**Sent:** 27 August 2026 09:07

**To:** Andy Watt <[Andy.Watt@midsussex.gov.uk](mailto:Andy.Watt@midsussex.gov.uk)>; Harvey Lawrence <[Harvey.Lawrence@selsdonpm.co.uk](mailto:Harvey.Lawrence@selsdonpm.co.uk)>

**Cc:** Ben Finch <[Ben.Finch@selsdonpm.co.uk](mailto: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)

E [Clare.Egan@selsdonpm.co.uk](mailto:Clare.Egan@selsdonpm.co.uk)

Unit 10, Twin Bridges Business Park, 232 Selsdon Road, South Croydon, Surrey CR2 6PL  
[www.selsdonbc.co.uk](http://www.selsdonbc.co.uk)



This e-mail (and any files transmitted with it) is intended only for the above addressee(s). It may contain confidential information. If you are not the addressee you must not copy, distribute, disclose or use any of the information in it. If you have received it in error please delete it and immediately notify the sender. All reasonable precautions have been taken to ensure that this e-mail is free from any virus, however, the recipient should verify this to be the case. At SBC, we appreciate all comments received from clients, take pride in providing an excellent service and place value on our ability to correct any errors. Should you wish to comment on any aspect of the service that we have given you, please do so in confidence through our e-mail address.

---

**From:** Andy Watt <[Andy.Watt@midsussex.gov.uk](mailto:Andy.Watt@midsussex.gov.uk)>

**Sent:** 26 August 2026 17:31

**To:** Clare Egan <[Clare.Egan@selsdonpm.co.uk](mailto:Clare.Egan@selsdonpm.co.uk)>

**Cc:** Ben Finch <[Ben.Finch@selsdonpm.co.uk](mailto:Ben.Finch@selsdonpm.co.uk)>; Harvey Lawrence <[Harvey.Lawrence@selsdonpm.co.uk](mailto: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](mailto:andy.watt@midsussex.gov.uk)  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)

Working together for a Better Mid Sussex

---

**From:** Clare Egan <[Clare.Egan@selsdonpm.co.uk](mailto:Clare.Egan@selsdonpm.co.uk)>  
**Sent:** 26 August 2026 17:23  
**To:** Andy Watt <[Andy.Watt@midsussex.gov.uk](mailto:Andy.Watt@midsussex.gov.uk)>  
**Cc:** Ben Finch <[Ben.Finch@selsdonpm.co.uk](mailto:Ben.Finch@selsdonpm.co.uk)>; Harvey Lawrence <[Harvey.Lawrence@selsdonpm.co.uk](mailto: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



**Selsdon Building Contractors Limited**

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

**E** [Clare.Egan@selsdonpm.co.uk](mailto:Clare.Egan@selsdonpm.co.uk)

Unit 10, Twin Bridges Business Park, 232 Selsdon Road, South Croydon, Surrey CR2 6PL  
**[www.selsdonbc.co.uk](http://www.selsdonbc.co.uk)**



This e-mail (and any files transmitted with it) is intended only for the above addressee(s). It may contain confidential information. If you are not the addressee you must not copy, distribute, disclose or use any of the information in it. If you have received it in error please delete it and immediately notify the sender. All reasonable precautions have been taken to ensure that this e-mail is free from any virus, however, the recipient should verify this to be the case. At SBC, we appreciate all comments received from clients, take pride in providing an excellent service and place value on our ability to correct any errors. Should you wish to comment on any aspect of the service that we have given you, please do so in confidence through our e-mail address.

---

**From:** Clare Egan

**Sent:** 14 August 2026 10:27

**To:** 'Andy Watt' <[Andy.Watt@midsussex.gov.uk](mailto:Andy.Watt@midsussex.gov.uk)>

**Cc:** Ben Finch <[Ben.Finch@selsdonpm.co.uk](mailto: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



**Selsdon Building Contractors Limited**

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

E [Clare.Egan@selsdonpm.co.uk](mailto:Clare.Egan@selsdonpm.co.uk)

Unit 10, Twin Bridges Business Park, 232 Selsdon Road, South Croydon, Surrey CR2 6PL  
[www.selsdonbc.co.uk](http://www.selsdonbc.co.uk)



This e-mail (and any files transmitted with it) is intended only for the above addressee(s). It may contain confidential information. If you are not the addressee you must not copy, distribute, disclose or use any of the information in it. If you have received it in error please delete it and immediately notify the sender. All reasonable precautions have been taken to ensure that this e-mail is free from any virus, however, the recipient should verify this to be the case. At SBC, we appreciate all comments received from clients, take pride in providing an excellent service and place value on our ability to correct any errors. Should you wish to comment on any aspect of the service that we have given you, please do so in confidence through our e-mail address.

---

**From:** Clare Egan

**Sent:** 11 August 2026 14:42

**To:** 'Andy Watt' <[Andy.Watt@midsussex.gov.uk](mailto:Andy.Watt@midsussex.gov.uk)>

**Cc:** Ben Finch <[Ben.Finch@selsdonpm.co.uk](mailto: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



**Selsdon Building Contractors Limited**

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

**E** [Clare.Egan@selsdonpm.co.uk](mailto:Clare.Egan@selsdonpm.co.uk)

Unit 10, Twin Bridges Business Park, 232 Selsdon Road, South Croydon, Surrey CR2 6PL  
**[www.selsdonbc.co.uk](http://www.selsdonbc.co.uk)**



This e-mail (and any files transmitted with it) is intended only for the above addressee(s). It may contain confidential information. If you are not the addressee you must not copy, distribute, disclose or use any of the information in it. If you have received it in error please delete it and immediately notify the sender. All reasonable precautions have been taken to ensure that this e-mail is free from any virus, however, the recipient should verify this to be the case. At SBC, we appreciate all comments received from clients, take pride in providing an excellent service and place value on our ability to correct any errors. Should you wish to comment on any aspect of the service that we have given you, please do so in confidence through our e-mail address.

---

**From:** Andy Watt <[Andy.Watt@midsussex.gov.uk](mailto:Andy.Watt@midsussex.gov.uk)>

**Sent:** 11 August 2026 13:31

**To:** Clare Egan <[Clare.Egan@selsdonpm.co.uk](mailto: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

Development Management

01444 477517

[andy.watt@midsussex.gov.uk](mailto:andy.watt@midsussex.gov.uk)

[www.midsussex.gov.uk](http://www.midsussex.gov.uk)

Working together for a Better Mid Sussex

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of

this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.