

**From:** Scott@EllisdonArchitecturalAssociates.co.uk  
<scott@ellisdonarchitecturalassociates.co.uk>  
**Sent:** 29 July 2026 13:25:04 UTC+01:00  
**To:** "Steven King" <Steven.King@midsussex.gov.uk>  
**Cc:** "Joseph Ray" <less2builditltd@gmail.com>  
**Subject:** Re: Land south of Leacroft, London Road, Hickstead - DM/26/1199  
**Attachments:** CEMP 3.pdf

Hi Steven,

Please see updated info attached and a note from my consultant below.

**Xanthé Lyford**  
to me, Carol ▾

1:09 PM (13 minutes ago) ☆ ☺ ↶ ⋮

Hi Scott,

Please find attached the revised CEMP for the above site with the revised swept path analysis and risk assessment for road safety.

Hopefully, this will satisfy the highways team.

Should you have any queries, do not hesitate to contact us.

Kind regards,

Xanthé Lyford  
Environmental Consultant

**cas** Environmental Assessment Services Limited  
Unit 4b The Courtyard, Holmsted Farm, Cuckfield, West Sussex RH17 5JT  
Tel: +44 (0) 1444 882 552 email: [xanthel@easitd.co.uk](mailto:xanthel@easitd.co.uk) web site: [www.easitd.co.uk](http://www.easitd.co.uk)

Many Thanks,

**Scott Ellisdon**  
***BA (hons) Architecture***  
***HNC Technical Construction & Management***

M: 07828 189525  
W: [www.EllisdonArchitecturalAssociates.co.uk](http://www.EllisdonArchitecturalAssociates.co.uk)  
E: [Scott@EllisdonArchitecturalAssociates.co.uk](mailto:Scott@EllisdonArchitecturalAssociates.co.uk)

COMPANY NUMBER: 13380160

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(Trading as Ellisdon Architectural Associates)

**\*\*\*\* Please note that during the school summer holidays, from 22nd July to 7th September, my working hours will be Monday to Thursday, 6:30am to 6:00pm. I will not be easily contactable on Fridays during this period. \*\*\*\***



On Tue, Jul 21, 2026 at 12:04 PM Steven King <[Steven.King@midsussex.gov.uk](mailto:Steven.King@midsussex.gov.uk)> wrote:

Hi Scott

My understanding is that it is revised information that will provide National Highways with the certainty that what they are seeking is going to be carried out.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI

Team Leader, Major Development

Mid Sussex District Council

01444 477556

[Steven.King@midsussex.gov.uk](mailto:Steven.King@midsussex.gov.uk)

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



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**From:** [Scott@EllisdonArchitecturalAssociates.co.uk](mailto:Scott@EllisdonArchitecturalAssociates.co.uk)  
<[scott@ellisdonarchitecturalassociates.co.uk](mailto:scott@ellisdonarchitecturalassociates.co.uk)>  
**Sent:** 21 July 2026 09:28  
**To:** Steven King <[Steven.King@midsussex.gov.uk](mailto:Steven.King@midsussex.gov.uk)>  
**Cc:** Joseph Ray <[less2builditltd@gmail.com](mailto:less2builditltd@gmail.com)>  
**Subject:** Re: Land south of Leacroft, London Road, Hickstead - DM/26/1199

Hi Steven,

Yes, sure, understood.

Are highways asking for separate consent or just revised information at this point to allow the discharge of the relevant condition?

Many Thanks,

**Scott Ellisdon**

*BA (hons) Architecture*

***HNC Technical Construction & Management***

M: 07828 189525

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E: [Scott@EllisdonArchitecturalAssociates.co.uk](mailto:Scott@EllisdonArchitecturalAssociates.co.uk)

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On Tue, 21 Jul 2026, 08:56 Steven King, <[Steven.King@midsussex.gov.uk](mailto:Steven.King@midsussex.gov.uk)> wrote:

Hi Scott

As the site takes its access from a road which is the responsibility of National Highways, in discharging the condition we need to take account of the views of National Highways with regards

to what is in the CMP. Whilst the decision on the discharge of the condition rests with the LPA, I would want to get to a position where National Highways were satisfied with what was being proposed.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI

Team Leader, Major Development

Mid Sussex District Council

01444 477556

[Steven.King@midsussex.gov.uk](mailto:Steven.King@midsussex.gov.uk)

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



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**From:** [Scott@EllisdonArchitecturalAssociates.co.uk](mailto:Scott@EllisdonArchitecturalAssociates.co.uk)  
<[scott@ellisdonarchitecturalassociates.co.uk](mailto:scott@ellisdonarchitecturalassociates.co.uk)>

**Sent:** 21 July 2026 07:42

**To:** Steven King <[Steven.King@midsussex.gov.uk](mailto:Steven.King@midsussex.gov.uk)>

**Cc:** Joseph Ray <[less2builditltd@gmail.com](mailto:less2builditltd@gmail.com)>

**Subject:** Re: Land south of Leacroft, London Road, Hickstead - DM/26/1199

Morning Steven,

Thanks for sending the comments; I will liaise with our consultants.

I note that the comments refer to the following: *evidence that the widening works are secured, agreed and to be delivered through the appropriate highway approval process (s.278 of the Highways Act 1980) in consultation with National Highways prior to any construction.* However, the wording of the planning condition states that the local authority will consult with highways; *No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority, who shall consult with National Highways.*

We will of course, obtain separate consent directly from National Highways; however, the condition doesn't ask for evidence, only that the local authority will consult.

Please can you let me know your thoughts on this.

Many Thanks,

**Scott Ellison**

***BA (hons) Architecture***

***HNC Technical Construction & Management***

M: 07828 189525

W: [www.EllisonArchitecturalAssociates.co.uk](http://www.EllisonArchitecturalAssociates.co.uk)

E: [Scott@EllisonArchitecturalAssociates.co.uk](mailto:Scott@EllisonArchitecturalAssociates.co.uk)

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On Mon, Jul 20, 2026 at 6:40 PM Steven King <[Steven.King@midsussex.gov.uk](mailto:Steven.King@midsussex.gov.uk)> wrote:

Hi Scott

I have received the attached comments from National Highways regarding the revised CEMP. As you can see, they have asked for amendments to the document. I'd be grateful for your response to their comments please.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI

Team Leader, Major Development

Mid Sussex District Council

01444 477556

[Steven.King@midsussex.gov.uk](mailto:Steven.King@midsussex.gov.uk)

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



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**From:** [Scott@EllisdonArchitecturalAssociates.co.uk](mailto:Scott@EllisdonArchitecturalAssociates.co.uk)

[<scott@ellisdonarchitecturalassociates.co.uk>](mailto:scott@ellisdonarchitecturalassociates.co.uk)

**Sent:** 24 June 2026 15:29

**To:** Steven King <[Steven.King@midsussex.gov.uk](mailto:Steven.King@midsussex.gov.uk)>

**Subject:** Re: Land south of Leacroft, London Road, Hickstead - DM/26/1199

Afternoon Steven,

Further to your email below I would like to offer the updated CEMP.  
Additional comments from the consultant are below.

*Hi Scott,*

*With regards to the planners' comments:*

- *I have added a Sweep path analysis report to appendix E and plans showing the vehicle movements to Figure 4 in Appendix A.*
- *The reference to dampening the stockpiles is in paragraph 5.2*
- *I have added the proposed information on the construction traffic to Appendix E*
- *The commitment for construction vehicles to avoid peak hours was already in paragraph 5.10 and I have added additional comments to this effect to paragraph 5.3.*
- *I have added additional information with regards to the lighting to paragraph 5.8.*

*Please see the attached revised report.*

*Should you have any queries, please note that I am away for the next two weeks on annual leave and address your comments to Malcolm or Daniel [@Carol Plummer](#)*

*Xanthe Lyford*

*Environmental Consultant*

Many Thanks,

**Scott Ellison**

***BA (hons) Architecture***

***HNC Technical Construction & Management***

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On Thu, Jun 4, 2026 at 8:54 AM Steven King <[Steven.King@midsussex.gov.uk](mailto:Steven.King@midsussex.gov.uk)> wrote:

Hi Scott

I've now received the attached response from National Highways regarding the condition 2 (Construction Management Plan). Could I ask for your response to their comments please.

With regards to condition 4 (contaminated land), I have received the following comments from our Contaminated Land Officer:

*'Comments: I have reviewed the submitted Contamination Risk Assessment prepared by Environmental Assessment Services Ltd, Ref: 872/Ellisdon/Leacroft/CRA, and dated May 2026, in relation to discharging Condition 4 of planning permission DM/23/1339.*

*The report presents the findings of an intrusive site investigation. The investigation comprises trial pitting across the site, laboratory analysis of soil samples, and a qualitative risk assessment undertaken with reference to appropriate commercial land use screening criteria. Potential contaminant linkages have been identified and assessed, and risk rated. The findings are consistent with the presence of contamination within shallow made ground across the site. The submission is therefore considered to satisfy the requirements of Condition 4(a).*

*Whilst the report is acceptable, it would benefit from improved clarity in the presentation of ground conditions and sampling. In particular, the inclusion of detailed trial pit logs and a clearer summary of soil strata and sampling depths would assist in supporting the interpretation of contaminant distribution and the conceptual site model. There is a impression that exceedances are only found within the made ground, and that this is approximately only 30cm in depth, but the lack of data provided makes this unclear. However, the conclusions of the report are still acceptable.*

*The report also includes a remediation strategy comprising removal of made ground within areas of proposed soft landscaping, placement of a geotextile membrane, and the importation of clean cover soils of up to 600 mm in planting areas. This approach is considered acceptable and would appropriately break identified pollutant linkages, ensuring the site is suitable for its proposed commercial end use, and therefore satisfies the requirements of Condition 4(b). The report also identifies the potential for contaminants to affect potable water infrastructure. The applicant should ensure that relevant contamination data is provided to the water undertaker to confirm whether barrier pipe or other protective measures are required. If not required, evidence of contact with the undertaken should be included within the verification process. If required, photos of the implemented protective measures should be included in the verification document.*

*I would note the proposed cover system is relatively conservative given the nature of the development, which will be commercial, predominantly covered by buildings and hardstanding, and the identified exceedances being largely confined to shallow made ground within limited areas. A more targeted or reduced remediation approach may be achievable through further delineation, testing or refinement of the risk assessment, although this would require additional justification. The applicant may wish to consider this, as while there may*

*added cost at this stage, the reduced scope of remediation may be more cost effective and sustainable.*

*The applicant is reminded that verification of the remediation scheme is required under Condition 17 of the planning permission.*

*On this basis, the submitted information is considered sufficient to discharge Condition 4 (parts a and b) of planning permission DM/23/1339.'*

As you can see, he has suggested that there may be an opportunity for a more targeted or reduced remediation approach. Could I ask if this is something you would want to consider or are you content to proceed with the submitted details?

Regards

Steven King, BSc (Hons) Dip TP, MRTPI

Team Leader, Major Development

Mid Sussex District Council

01444 477556

[Steven.King@midsussex.gov.uk](mailto:Steven.King@midsussex.gov.uk)

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**From:** [Scott@EllisdonArchitecturalAssociates.co.uk](mailto:Scott@EllisdonArchitecturalAssociates.co.uk)  
<[scott@ellisdonarchitecturalassociates.co.uk](mailto:scott@ellisdonarchitecturalassociates.co.uk)>  
**Sent:** 03 June 2026 15:56  
**To:** Steven King <[Steven.King@midsussex.gov.uk](mailto:Steven.King@midsussex.gov.uk)>  
**Subject:** Re: Land south of Leacroft, London Road, Hickstead - DM/26/1199

Hi Steven,

I will deal with this straight away.

Many Thanks,

**Scott Ellisdon**

***BA (hons) Architecture***

***HNC Technical Construction & Management***

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E: [Scott@EllisdonArchitecturalAssociates.co.uk](mailto:Scott@EllisdonArchitecturalAssociates.co.uk)

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On Wed, Jun 3, 2026 at 3:53 PM Steven King <[Steven.King@midsussex.gov.uk](mailto:Steven.King@midsussex.gov.uk)> wrote:

Dear Scott

I have received the attached consultation response from the Lead Local Flood Authority in relation to condition 3. As you can see, they have asked for further information.

I'd therefore be grateful for your response to the queries that they have raised.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI  
Team Leader, Major Development  
Mid Sussex District Council  
01444 477556

[Steven.King@midsussex.gov.uk](mailto:Steven.King@midsussex.gov.uk)  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)

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