

From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Sent: 18 August 2026 11:28:14 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/26/1771 SR/26/3080 Land Off Scamps Hill Scaynes Hill Road Lindfield West Sussex

Hi Katherine,

I have reviewed the Phase 2 Geo-environmental and Geotechnical Site Investigation by RSK Environment Ltd, Ref. 52744 R01 (01), and dated 18 July 2025. The report appears to show that no significant contamination risks have been identified.

However, contaminated land conditions 17, 25 and 26 attached to outline permission DM/24/0446 (Appeal Ref. AP/24/0044). My understanding is the discharge of those conditions would fall outside the scope of the current Reserved Matters application.

As such, I have no further comments to make in respect of the Reserved Matters application itself.

However, I would note that the report concludes that the site represents a Characteristic Situation 1 (CS1) in relation to ground gas risk, but that two further visits are required to confirm this. Should the report subsequently be submitted in support of an application to discharge the contaminated land conditions, I would expect confirmation that the final two rounds of ground gas monitoring have been completed and that the results continue to support the conclusions and gas risk classification presented within the report.

Kind regards,

Oliver

Oliver Benson
Senior Environmental Health Officer
Environmental Protection Team
Tel: 01444 477 059
Email: oliver.benson@midsussex.gov.uk
Website:

<https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.midsussex.gov.uk%2F&data=05%7C02%7CKatherine.Williams%40midsussex.gov.uk%7C437137c112684f94fe2908defd136996%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639226456977539281%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOIjoiTWVpbiIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=aCStnaB4wj8HW%2F4BEqnMhJEXPV3VFVz63glo273jRZo%3D&reserved=0>

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-----Original Message-----

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 07 August 2026 16:49
To: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Subject: RE: DM/26/1771 SR/26/3080 Land Off Scamps Hill Scaynes Hill Road Lindfield West Sussex

Hi Oliver,

Thank you for your comments.

The Phase 2 Geo-environmental and Geotechnical Site Investigation Report has also been provided but took a while to save due to the size of the document and had to split into a number of parts. Could you have a look and let me know if you want to make any further comments on this application.

Thanks

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214

<https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.midsussex.gov.uk%2F&data=05%7C02%7CKatherine.Williams%40midsussex.gov.uk%7C437137c112684f94fe2908defd136996%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639226456977578951%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIslIAiOiJXaW4zMilSkFOljoiTWFpbCIslldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=kdfI1t2P4m8IjGWuMR9KCMhj4yEDL3%2FnfN1m2CHCpwk%3D&reserved=0>

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-----Original Message-----

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

Sent: 04 August 2026 15:56

To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Subject: RE: DM/26/1771 SR/26/3080 Land Off Scampes Hill Scaynes Hill Road Lindfield West Sussex

Hi Katherine,

I've now had a look at this and realised it is the same desktop study submitted under DM/24/0446.

Contaminated land conditions are already attached under AP/24/0044 under conditions 17, 25 and 26.

As such, I don't see the need to recommend they be attached again under the reserved matters.

I therefore have no comment on this application.

Many thanks,

Ollie

Oliver Benson
Senior Environmental Health Officer
Environmental Protection Team
Tel: 01444 477 059
Email: oliver.benson@midsussex.gov.uk
Website:

<https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.midsussex.gov.uk%2F&data=05%7C02%7CKatherine.Williams%40midsussex.gov.uk%7C437137c112684f94fe2908defd136996%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639226456977600915%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIslIAiOiJXaW4zMilSkFOljoiTWFpbCIslldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=ufVd7OQyVjgCWOBkD0laKOIYYzcHnBhiaFmUoqthkcg%3D&reserved=0>

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-----Original Message-----

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 03 August 2026 16:24

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

Subject: RE: DM/26/1771 SR/26/3080 Land Off Scamps Hill Scaynes Hill Road Lindfield West Sussex

Hi Oliver,

I have received the missing documents, unfortunately they are too big to send via email. I'm adding them to the file now.

Thanks

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Mid Sussex District Council

01444 477214

<https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.midsussex.gov.uk%2F&data=05%7C02%7CKatherine.Williams%40midsussex.gov.uk%7C437137c112684f94fe2908defd136996%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639226456977620671%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOIjoiTWFpbCIldUIjoyfQ%3D%3D%7C0%7C0%7C%7C&sdata=JOo4mVLIQukRnboR7qiEsQE2iO8UBQLdqhNJCpFdNxQ%3D&reserved=0>

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-----Original Message-----

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

Sent: 30 July 2026 10:55

To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Subject: DM/26/1771 SR/26/3080 Land Off Scamps Hill Scaynes Hill Road Lindfield West Sussex

Hi Katherine,

Hope you're good.

I've looked over this application and can see the contaminated land covering letter, but I can't seem to find the enclosed Phase 2 Geo-environmental and Geotechnical Site Investigation by RSK, reference 52744 R01(01), dated July 2025.

If its not on the application, could request it from the applicant.

Thanks,

Ollie

Oliver Benson

Senior Environmental Health Officer

Environmental Protection Team

Tel: 01444 477 059

Email: oliver.benson@midsussex.gov.uk

Website:

<https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.midsussex.gov.uk%2F&data=05%7C02%7CKatherine.Williams%40midsussex.gov.uk%7C437137c112684f94fe2908defd136996%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639226456977620671%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOIjoiTWFpbCIldUIjoyfQ%3D%3D%7C0%7C0%7C%7C&sdata=JOo4mVLIQukRnboR7qiEsQE2iO8UBQLdqhNJCpFdNxQ%3D&reserved=0>

c8babd7e9e8703%7C0%7C0%7C639226456977639923%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOIjoiTWFpbCIsIldUjjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=PdPsREbJlzDt8rlytTpFH5gBBqRB8f%2BNjGFR9%2F8Rie0%3D&reserved=0

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-----Original Message-----

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>

Sent: 29 July 2026 16:44

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

Subject: Service request - SR/26/3080 Land Off Scamps Hill Scaynes Hill Road Lindfield West Sussex

Oliver Benson

This is sent from an unmonitored address, please do not respond.

Please see attached Service Request
SR/26/3080

Type: Contaminated land - consultation.

Details: We would be grateful for your comments by 19th August 2026 Please return your comments directly to the case officer, Katherine Williams

Reference: DM/26/1771

Proposal A reserved matters application (access within site, appearance, layout, scale and landscaping) for 87 dwellings and associated infrastructure.

Regards

Communities Support Team
Mid Sussex District Council