

From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Sent: 18 August 2026 16:08:35 UTC+01:00
To: "Susan Dubberley" <Susan.Dubberley@midsussex.gov.uk>
Subject: RE: DM/26/0732 Byanda C21 Contamination

Hi Susan,

I have now had a chance to review the Preliminary Contamination Risk Assessment by EAS Ltd, Ref. 925/Byanda/PCRA, and dated July 2026, and I have some queries which I would ask the applicant or consultant to address.

The report identifies a former sand pit, historical pits and ground workings on the application site, including historical mapping which records the site as an "Old Sand Pit". The assessment concludes that contamination risks are low and that no intrusive investigation is required.

Whilst this conclusion may ultimately be justified, it is not clear from the report how the pit area has been assessed in respect of the potential presence of made ground and / or infilled workings, or how this potential risk has subsequently been discounted within the conceptual site model.

I would therefore ask the applicant to provide further justification regarding the assessment of the former sand pit and historical ground workings, including the evidence relied upon in reaching the conclusion that these features do not present a potential contamination concern.

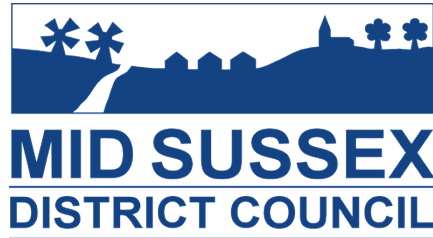
In addition, Section 7.1 of the report summarises the site history as excavation activities occurring circa 1963-1974. However, earlier sections of the report and the supporting map records identify sand pit from significantly earlier periods.

Once the above information has been provided, I will be happy to undertake a further review.

Kind regards,

Ollie

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"Working together for a better Mid Sussex"

From: Susan Dubberley <susan.dubberley@midsussex.gov.uk>

Sent: 11 August 2026 08:27

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

Subject: FW: DM/26/0732 Byanda C21 Contamination

Hi Ollie,

Following your earlier comments please find attached the Preliminary Contamination Risk Assessment for Byanda. Let me have your comments once you have had a chance to review the documents.

Kind Regards

Sue Dubberley BA(Hons) Dip TP MRTPI

Senior Planning Officer

Development Management

(01444 477590)

(Please note my working days are Monday to Thursday)