

Stuart Pearce

From: Louise Yandell <Louise.Yandell@midsussex.gov.uk>
Sent: 14 December 2022 10:05
To: Stuart Pearce
Cc: Tony Symonds; Teodora Bogdan; Chris Welch; Stuart Malcolm; David Vince; Victoria Williams
Subject: RE: WLR Phase 3 - Outline Planning Condition Queries - contamination assessment
Attachments: RE: WLR Phase 3 - Outline Planning Condition Queries - contamination assessment

Stuart,

Please find attached correspondence from MSDC's Environmental Health Officer. On this basis I am satisfied that this can be covered by a section in the statement of conformity.

Please note that procedurally, condition 10 will still apply and will need to be formally discharged prior to commencement (a letter confirming the approach will be acceptable).

Condition 42 will also still apply and will need to be discharged before the use of the development.

Many thanks,

Louise Yandell
01444 477219

Northern Arc Strategic Development Manager
Development Management
Mid Sussex District Council

Please note that I work part time Monday – Thursday and am not usually available on Fridays.



From: Stuart Pearce <stuart.pearce@watermangroup.com>
Sent: 13 December 2022 18:04
To: Louise Yandell <Louise.Yandell@midsussex.gov.uk>
Cc: Tony Symonds <TSymonds@jackson-civils.co.uk>; Teodora Bogdan <tbogdan@jackson-civils.co.uk>; Chris Welch <chris.welch@watermangroup.com>; Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>; David Vince <DVince@jackson-civils.co.uk>; Victoria Williams <victoria.williams@watermangroup.com>
Subject: WLR Phase 3 - Outline Planning Condition Queries - contamination assessment

Hi Louise,

In addition to David's queries in email below – please can we seek clarification on the whether a full Land Contamination Assessment is required or if this can be covered by a section in the statement of conformity?

Stuart Pearce

From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Sent: 14 December 2022 09:58
To: Louise Yandell
Subject: RE: WLR Phase 3 - Outline Planning Condition Queries - contamination assessment

Hi Louise,

Thanks for sending this through.

So my understating reading this is that;

- the end use will be cycle paths and pavements with hardstanding
- none of the historical uses that may have may have led to localised land contamination are in this phase of the development,
- and that the assessment for phases 1 and 2 have found the risk to be very low to low.

Based on this the applicant is asking if a full contaminated land condition is required for this phase or can they operate under a watching brief / a discover strategy.

On the information submitted, I would recommend that operating under a watching brief / a discover strategy would be adequate.

Happy to discuss.

Many thanks,

Ollie

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