

22 May 2026

Our ref: J2565/c04a/db

Chathurani Vithanage
Planner
Suite B, Beacon Tower,
Colston Street,
Bristol,
BS1 4XE

Dear Ms Vithanage,

RE: LAND AT SCAMPS HILL, LINDFIELD
PLANNING CONDITION NO 17 - CONTAMINATION

The reserved matters application is made pursuant to an outline permission that was granted via appeal on 2nd May 2025 decision (Appeal Ref. APP/D3830/W/24/3350075, Mid Sussex Reference: DM/24/0446) which included Planning condition No 17.

This letter sets out the wording of the above condition, provides a summary discussion of the work that has been carried out to satisfy the condition and where relevant encloses documents that have been prepared for submission and review by the Local Authority with respect to clearance of this condition. This letter is provided in accordance with our agreed standard terms, conditions and limitations.

Planning Condition No 17 states;

Prior to the commencement of development (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, shall each be submitted to and approved, in writing, by the Local Planning Authority:

a) A site investigation, based on the Phase 1 Geoenvironmental Assessment (desktop study) conducted by Lees Roxburgh Consulting Engineers, reference number: 6534/R1, dated February 2024, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site; and, unless otherwise agreed in writing by the Local Planning Authority,

b) Based on the site investigation results and the detailed risk assessment (a) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

As noted within the condition a desk study has been previously carried out and submitted to the Local Authority as part of initial planning consultations.

Following on from this Desk Study Report, and with reference to it, a Phase 2 Geo-environmental and Geotechnical Site Investigation has been carried out by RSK, reference 52744 R01(01), dated July 2025, a copy of which is enclosed with this letter.

This report provides a sensible and appropriate investigation and assessment of the ground conditions at this site and concludes that elevated concentrations of a wide range of routine potential chemicals of concern have not been identified such that the site is not considered to present an elevated contaminated land risk that requires remediation.

It is considered that the attached report should therefore be suitable and sufficient to be reviewed with respect to satisfying Part a) of Condition No 17.

Furthermore, as the report has not identified a requirement for remediation, this report should therefore be suitable and sufficient to be reviewed with respect to satisfying Part b) of Condition No 17, as without

a requirement for remediation, there cannot be a requirement for an options appraisal and remediation strategy to be necessary.

We recommend that this letter, together with the enclosed report should be submitted to the Local Authority for their review with regard to Planning Condition No 17 of the above consent.

We trust that this letter and the enclosed reports provide sufficient information, although please do not hesitate to contact me should you have any queries or questions or wish to discuss any of the issues raised.

Yours sincerely
Wilson Bailey Partnership



Encs

- Phase 2 Geo-environmental and Geotechnical Site Investigation by RSK, reference 52744 R01(01), dated July 2025.