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Sent: 22 December 2025 11:10:42 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/25/3205

Wishing you a Merry Christmas and a Happy New Year. Although our offices and phone lines are closed for the Christmas period from 4pm on 24th December 2025 and reopening on Monday 5th January 2026, most of our services can be accessed online through our [website](#).

All emails will be responded to on our return on 5th January.

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 22/12/2025 11:10 AM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/3205
Address:	Land South Of St Stephens Church Hamsland Horsted Keynes West Sussex
Proposal:	Discharge of planning condition nos 5, 8, 9, 10, 11 and 27 relating to planning application DM/24/1253.
Case Officer:	Stuart Malcolm

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Comments Details

Comments:	I have reviewed the submitted Desk Study and Preliminary Site Investigation Report (Southern Testing Laboratories Ltd, dated 9 August 2019) ref: J14075 and dated 9th August 2019. The report includes a desk study, walkover survey, and intrusive investigation comprising trial pits, soakage tests, and laboratory analysis for metals, PAHs, PCBs, pesticides, petroleum hydrocarbons, and asbestos.
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The findings confirm that all tested soils were below Tier 1 screening values for residential use with plant uptake and that no significant contamination or unacceptable risks to human health or controlled waters were identified.

Based on the results, no remediation is considered necessary. The report recommends a discovery strategy during development to address any unforeseen contamination, and the developer should ensure that is adopted.

The submitted information satisfies the requirements of Condition 27. I therefore recommend that the condition be discharged.

Kind regards