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Sent: 22 December 2025 13:24:06 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/2995

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 1:24 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/2995
Address:	Steton Works Turners Hill Road Crawley Down West Sussex
Proposal:	The proposed development involves the demolition of all existing buildings on-site, currently used as a garage/shed, to be replaced with two semi detached dwellings (Residential C3) and associated parking.
Case Officer:	Joanne Fisher

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Comments Details

Comments:	I have reviewed the proposed development, which involves the demolition of the existing garage/shed structures and their replacement with two semi-detached dwellings (Residential C3) and associated parking. While the previous use as a garage/shed would normally only warrant a discovery strategy, this site is immediately adjacent to land formerly occupied by a historic
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MOT/garage/tyre centre, which required remediation as part of its own redevelopment for four dwellings. The intrusive investigation for that neighbouring site (Phase 2 Report on a Site Investigation, Albury S.I. Ltd, May 2024, available under planning ref: DM/25/1060) identified made ground with elevated concentrations of PAH and lead, necessitating remedial measures.

Given this context, I recommend a phased contaminated land condition. This should require a Phase 1 Desk Study and site walkover in the first instance. If the desk study identifies negligible risk, no further works will be necessary. However, if potential risks are identified, a Phase 2 intrusive investigation and any subsequent remediation and verification works should be undertaken to ensure the site is suitable for its proposed residential use.

Additionally, a discovery strategy should also be attached, so that in the event that contamination not already identified through the desktop study is found, works stop until such time that a further assessment has been made, and further remediation methods are put in place if needed.

Recommendation: Approval with conditions:

1. Prior to the commencement of development approved by this planning permission (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, shall each be submitted to and approved, in writing, by the local planning authority:

a) A preliminary risk assessment which has identified:
o all previous uses
o potential contaminants associated with those uses
o a conceptual model of the site indicating sources, pathways and receptors
o potentially unacceptable risks arising from contamination at the site

and unless otherwise agreed in writing by the Local Planning Authority,

b) A site investigation scheme, based on (a) 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,

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

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

2. The development hereby permitted shall not be occupied/brought into use until there has been submitted to and approved in writing by the Local Planning Authority a verification plan by a competent person showing that the remediation scheme required and approved has been implemented fully and in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be identified within the report, and thereafter maintained.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

3. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the Local Planning Authority.

Kind regards