

From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Sent: 21 May 2026 14:19:54 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: Application No DM/25/1060

Dear Joanne,

Having reviewed the submitted Validation Report alongside the Phase 2 Site Investigation and the approved Remediation Method Statement, I do not consider that the current validation is sufficient.

The Phase 2 investigation identified contamination in multiple locations across the site, rather than being confined to a single plot. In particular, borehole 4, located within the garden area corresponding to Plot 3, recorded significant PAH and hydrocarbon contamination at approximately 0.50 m depth and was identified as the principal hotspot. In addition, elevated concentrations of lead were recorded at borehole 3, within the garden of Plot 5 at shallow depth of 0.10 m and at borehole 6 within the garden of Plot 4 at approximately 0.30 m depth. The contamination was therefore present across several proposed garden areas, rather than being restricted to a single plot.

The approved Remediation Method Statement reflects this by setting out a remediation strategy based on the presence of impacted near-surface soils across the site, with the requirement for excavation of garden areas to 600 mm depth and reinstatement with a suitable clean cover system. The report seems to imply this is site wide, and does not seem limited to one plot.

The submitted Validation Report however only provides evidence for Plot 4. This does not align with the earlier investigation findings, as the most significant contamination seems to have been identified within Plot 3, and additional lead exceedances were identified within Plot 5. Nor does it align with the Remediation Method Statement which appears to suggest a cover system in all gardens. On that basis, it is unclear why remediation and validation have only been undertaken and reported for Plot 4.

Given the discrepancies, I would not recommend that condition 8 be discharged at this time.

Kind regards,

Oliver

Oliver Benson
Senior Environmental Health Officer
Environmental Protection Team
Tel: 01444 477 059
Email: oliver.benson@midsussex.gov.uk
Website: www.midsussex.gov.uk



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