

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 May 2025 10:58:01 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/25/1060

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 07/05/2025 10:58 AM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/1060
Address:	Palmers Autocentre Tyres Palmers Autocentre Tyres Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ
Proposal:	Discharge of condition nos 6, 7 and 8 relating to planning appeal AP/23/0015 (Original app DM/22/0867)
Case Officer:	Joanne Fisher

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Comments Details

Comments:	Upon reviewing the site investigation report, the key findings include elevated levels of PAH and associated aromatic hydrocarbons at borehole 4 at 0.50m depth, inferred to be coal tar-derived. Elevated lead concentrations were found at borehole 3 (610mg/kg at 0.10m depth) and borehole 6 (300mg/kg at 0.30m depth), both exceeding the C4SL GAC of 200mg/kg. No measurable concentrations of VOCs were detected, except for dibutyl phthalate and butyl benzene phthalate, indicating no vapour risk. The site has little or no usable topsoil, necessitating the import of clean soils for landscaping and garden areas. Having reviewed the remediation strategy, the proposed measures for addressing the contamination include excavating impacted soils in private gardens to a minimum depth of 600mm below the garden formation level and replacing them with 450mm of clean subsoil and 150mm of certified topsoil. For soft landscaping areas at the
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front of properties, a cover system of 300mm (150mm topsoil and 150mm subsoil) is suggested. Imported soils should be certified clean and compared with C4SLs and S4ULs criteria, avoiding topsoil/subsoil from non-greenfield sources. Confirmation from the water supply company regarding hydrocarbon-resistant barrier pipes for the incoming potable water supply is also recommended.

While the report does discuss what information should for part of the verification report, I would emphasise the importance of clear and detailed photographic documentation during the excavation process. Photos should provide context to show where they are taken onsite, includes measurements to show they have reached a specific depth, and ideally have some form of level with the measurement to show the excavation is somewhat uniform in depth. The verification report should include confirmation from the water supply company regarding the barrier pipes and provide photographs of the barrier pipes being installed, if required. These steps will ensure the remediation process is thoroughly documented and verified, ensuring the site's suitability for residential use.

Given the above, I would recommend that condition 7 is approved. In terms of condition 8, it requires simultaneously that a remediation report be submitted and approved, and that it then be implemented, and a verification report approved. While I can state the first half of this has been done, at what point the condition should be approved is unclear. However, I would recommend that we ensure a verification report is submitted once the work is done.

Kind regards