

From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>

Sent: 02 October 2026 14:19

To: Steven King <Steven.King@midsussex.gov.uk>

Subject: RE: DM/26/2163 - Care Village, Imberhorne Lane, East Grinstead SR/26/4080

Hi Steve,

I have reviewed the submitted Ground Investigation Report, Ref. 333701756-STN-XX-XX-RP-GE-0001, prepared by Stantec UK Limited and dated 26 August 2026. The report relates specifically to the proposed Care Village development and comprises a review of previous investigations together with supplementary intrusive investigation, groundwater and ground gas monitoring, contamination testing and risk assessment.

The investigation confirms the presence of historical Made Ground associated with former landfill activities across much of the Care Village footprint. The report identifies Made Ground containing a range of domestic, commercial and industrial waste materials and records visual and olfactory evidence of contamination, including hydrocarbon odours and staining. The assessment identifies contamination within the Made Ground, including elevated concentrations of metals and polycyclic aromatic hydrocarbons together with asbestos within sampled materials. The report concludes that remediation and mitigation measures will be required to make the site suitable for its proposed use.

The report recommends the preparation of a Remediation Strategy, Verification Plan and associated validation reporting. It also states that aspects of the ground gas assessment remain provisional pending completion of ongoing gas monitoring.

I previously reviewed the geoenvironmental assessments prepared by Merebrook Consulting in support of the discharge of the contaminated land conditions attached to the outline planning permission. Those assessments identified the south-eastern landfill area but stated that no built development was proposed within that area and that further targeted investigation and updated risk assessment would be required should development proposals change. The current Reserved Matters application proposes built development within this area and is therefore supported by a new site specific investigation and risk assessment.

In relation to ground gas, the historic landfill and Made Ground warranted further investigation and earlier assessments identified the potential need for gas protection measures. However, the monitoring undertaken by Stantec has not identified significant methane concentrations and the current assessment indicates a lower level of gas risk than may originally have been anticipated. We must ultimately be guided by the evidence obtained through site investigation and monitoring rather than assumptions based on site history alone. Having reviewed the monitoring data submitted, I do not have any specific concerns regarding the gas monitoring results obtained to date.

That said, the report itself states that aspects of the gas assessment remain provisional pending completion of the monitoring programme. I would therefore wish to review the final gas assessment and consultant's interpretation before contaminated land matters are fully concluded.

I therefore recommend that a finalised contamination assessment, including the completed gas monitoring assessment and final gas risk evaluation, is submitted for review prior to determination of the application. Alternatively, a suitably worded contaminated land condition should be attached to any permission granted requiring the submission and approval of a final contamination assessment prior to commencement of development.

Whether this information is submitted prior to determination or secured through a planning condition, I would also recommend conditions requiring the submission and approval of a remediation strategy, verification reporting and an unexpected contamination condition.

Kind regards,

Oliver

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"Working together for a better Mid Sussex"

From: Oliver Benson
Sent: 01 October 2026 13:06
To: Steven King <Steven.King@midsussex.gov.uk>
Subject: RE: DM/26/2163 - Care Village, Imberhorne Lane, East Grinstead SR/26/4080

Hi Steve,

I've started looking at the contaminated land information submitted with the reserved matters application, and I have had look back over DM/26/1738 with regards to discharge of contaminated land conditions for the site.

The Merebrook reports submitted under DM/26/1738, assessed the south-eastern landfill area on the basis that no built development was proposed there and that the area would remain as public open space. The report specifically states that if development proposals changed within that area, further targeted investigation and an updated risk assessment would be required.

The current reserved matters application is now related to a full development of a care village within this area previously identified as not being developed. The Stantec report therefore provides a detailed assessment of this area.

Given this, I think I need to have a look over this new report, and given the outline conditions have already been discharged, it maybe I will need to recommend contaminated land conditions go on the reserved matters.

I'll provide a more detailed contaminated land response once I've had an opportunity to fully assess the submitted report.

Kind regards,

Oliver

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