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Sent: 16 February 2026 15:19:23 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0135

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 16/02/2026 3:19 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/0135
Address:	Finches 75 Folders Lane Burgess Hill West Sussex RH15 0DY
Proposal:	Demolition of existing building and development of 4 dwellings, with associated access and landscaping.
Case Officer:	Deborah Lynn

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Comments Details

I have reviewed the application for the demolition of the existing building and the construction of four dwellings with associated access and landscaping. The site is in long-standing residential use and is surrounded by established housing. The former plant nursery that once occupied part of the land to the west ceased operation in approximately 1987 and that land has also been in residential use for many years.

Comments: Nurseries can historically involve limited use of fertilisers and pesticides and, on occasion, small fuel tanks for heaters or machinery, but such activities would generally be confined within the nursery boundary. Given the long period of nearby residential occupation, that the nursery only bordered a short section of the northwest boundary of the application site, the absence of any reports of land quality issues arising from that former use, it is unlikely that the historic nursery would have caused contamination extending into the application site. On this basis, and taking

account of the existing residential context, I do not consider a full contaminated land condition, requiring a desktop study as minimum, is warranted unless staining or unusual ground conditions are identified during groundworks.

A standard discovery strategy condition would therefore be appropriate to ensure that any unexpected contamination is properly managed should it be encountered.

Recommendation: approve with the following condition:

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