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Sent: 24 April 2025 17:20:02 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/0773

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 24/04/2025 5:20 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/0773
Address:	Floran Farm Hophurst Hill Crawley Down Crawley West Sussex RH10 4LP
Proposal:	Proposed conversion of an existing outbuilding to a two storey residential dwelling including its partial demolition. Removal of two outbuildings and erection of a detached 3 bay garage. Removal of existing hardstanding for the formation of a domestic garden.
Case Officer:	Joanne Fisher

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Comments Details

The site has historically been used as agricultural land, which may have included the storage or disposal of items such as biocides, fuels, and animal corpses. Given this history and the proposed sensitive end use, it is necessary and appropriate to apply a phased potentially contaminated land condition to ensure the safe development of the site. This condition should be applied verbatim.

Comments:

Additionally, a contaminated land discovery strategy is recommended for this development in case any unsuspected contamination is found during the site's development.

To aid in the contaminated land risk assessment, records from previous Environmental Protection visits suggest that Floran Farm was used as a garage (P L A Autos), and that a significant amount

of waste materials appeared to be stored in the northeast of the site. Both of these factors could have caused localised contamination. Furthermore, there have been repeated, though unconfirmed, complaints of materials being burnt on-site.

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.

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.

Kind regards