

From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Sent: 31 October 2025 10:55:26 UTC+00:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: RE: DM/25/2332 Birch Trees Fram, Cuckfield Road, Ansty

Morning Hamish,

I can't seem to comment online for this one. Please find below my updated comments:

I have reviewed the Phase I Contamination and Geotechnical Assessment submitted by Land Science. The report addresses the concerns raised in earlier comments.

The report is authored and reviewed by qualified geo-environmental professionals, which satisfies the requirement for competency under planning and contaminated land guidance. It includes a structured Conceptual Site Model and a detailed Preliminary Risk Assessment using a qualitative scoring system. The assessment identifies potential contamination sources including made ground and historical agricultural use and evaluates plausible pathways and receptors.

The walkover survey did not identify any visual evidence of contamination such as staining, tipped materials, or sheens. The barn roof was tested and confirmed to be non-asbestos containing. The report concludes that the overall risk rating is high, primarily due to the proposed sensitive residential end use and the historical agricultural activities. It recommends a Phase II intrusive investigation including targeted sampling and laboratory analysis for a comprehensive suite of contaminants.

Therefore, I recommend that should the application be approved, contaminated land conditions should be attached, to ensure the recommendation of the report are followed.

Recommendation: Approval with conditions:

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 site investigation scheme, based on the Phase I Contamination and Geotechnical Assessment by Land Science, dated 16th October, ref LS8860, 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,

b) Based on the site investigation results and the detailed risk assessment (a) 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. Prior to the completion of the development hereby permitted, a verification report prepared by a competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that any remediation scheme required and approved has been implemented in full and in accordance with the approved details (unless otherwise agreed in writing by the Local Planning Authority). 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.

Many thanks,

Ollie

Oliver Benson
Senior Environmental Health Officer
Environmental Protection Team

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"Working together for a better Mid Sussex"

From: pollution <pollution@midsussex.gov.uk>
Sent: 30 October 2025 10:40
To: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Subject: FW: DM/25/2332 Birch Trees Fram, Cuckfield Road, Ansty

SR/25/3212

Environmental Health & Housing Standards
Mid Sussex District Council
Tel: +44 (0)1444 477292



'Working together for a better Mid Sussex'

From: Sarah Mamoany <sarahmamoany@gmail.com>
Sent: 30 October 2025 09:55
To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Cc: pollution <pollution@midsussex.gov.uk>
Subject: DM/25/2332 Birch Trees Fram, Cuckfield Road, Ansty

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Good morning Hamish

Further to my recent correspondence, please find attached the Contamination and Geotechnical Assessment. We hope that this satisfies the comments raised by Oliver Benson in his report of the 18 September.

Should you need any additional information, or have any queries, please contact me. Many thanks.

Kind regards,
Sarah Mamoany
07968 998253