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Sent: 01 May 2026 15:08:33 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0843

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 01/05/2026 3:08 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/0843
Address:	Land South Of Floran Farm Hophurst Hill Crawley Down West Sussex RH10 4LP
Proposal:	Outline application (means of access and layout only; other matters reserved) for 9 self-build dwellings.
Case Officer:	Joanne Fisher

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Comments Details

The application seeks outline consent for 9 self build dwellings.

Comments: Council contaminated land mapping identifies the site as historically agricultural land. Such land may have included the storage or disposal of items such as biocides, fuels and animal carcasses. It is also acknowledged that the application site has been subject to hardstanding and non agricultural storage use for a number of years, with a Certificate of Lawful Use granted in 2024 under reference DM 24 1848 for the storage of caravans, motorhomes, storage containers and building materials.

Given this history and the proposed sensitive residential end use, it is considered necessary and appropriate to apply a phased potentially contaminated land condition to ensure the safe development of the site. This approach does not assume the presence of contamination and allows for full discharge of the

requirement at the desk based assessment or investigation stage where the level of risk identified does not justify further investigation or remediation works.

In addition, it is recommended that a discovery condition be included to address any contamination encountered during development that was not previously identified.

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 all previous uses of the site, potential contaminants associated with those uses, a conceptual model of the site indicating sources pathways and receptors, and potentially unacceptable risks arising from contamination at the site.

b) Unless otherwise agreed in writing by the Local Planning Authority, a site investigation scheme based on the preliminary risk assessment to provide information for a detailed assessment of the risk to all receptors that may be affected including those off site.

c) Unless otherwise agreed in writing by the Local Planning Authority, based on the site investigation results and detailed risk assessment, 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 future users of the land are minimised and to ensure the development can be carried out safely without unacceptable risks to workers neighbours or other off site receptors.

2. The development hereby permitted shall not be occupied or brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. The report shall be prepared by a competent person and shall demonstrate that the approved remediation scheme has been fully implemented in accordance with the approved details, unless otherwise agreed in writing in advance by the Local Planning Authority. Any requirements for long term monitoring maintenance or contingency measures shall be identified within the report and thereafter implemented as approved.

Reason. To ensure that the risks from land contamination to future users of the land are minimised and to ensure the development can be carried out safely without unacceptable risks to workers neighbours or other off site receptors.

3. If during construction contamination not previously identified is found to be present at the site, no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority until a method statement identifying the contamination, assessing the risks and proposing remediation measures together with an implementation programme has been submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out in accordance with the approved details. If no unexpected contamination is encountered during development works, a letter confirming this shall be submitted to the Local Planning Authority prior to occupation. If unexpected contamination is encountered, the agreed information, results of investigation and details of any remediation undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to occupation.

Reason. To ensure that the risks from land contamination to future users of the land are minimised and to ensure the development can be carried out safely without unacceptable risks to workers neighbours or other off site receptors.

Kind regards