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Sent: 08 December 2025 14:37:07 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/25/3067

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 08/12/2025 2:37 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/3067
Address:	Land West Of Kings Business Centre Reeds Lane Sayers Common West Sussex
Proposal:	Erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works.
Case Officer:	Stuart Malcolm

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Comments Details

Comments:	<p>I have reviewed the Preliminary Investigation Report prepared by Soils Limited, reference 22165/PIR Rev 1.2, dated November 2025. The report provides a Conceptual Site Model and a Preliminary Risk Assessment, which identifies potential contamination sources including made ground and earthworks onsite, as well as historical features such as ponds and nearby clay pits and brickfields.</p> <p>The site walkover noted stockpiled material and hardstanding of unknown origin, which could contain contaminants. While the overall risk is assessed as very low to moderate/low, the report suggests that due to uncertainty surrounding the composition of the made ground means further investigation is required to confirm the site is safe, or is made safe for the proposed end use.</p>
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The report recommends a Phase II intrusive investigation with targeted sampling and laboratory analysis to quantify risks and inform any necessary remediation. A discovery strategy is also advised to address any unexpected contamination encountered during construction.

Therefore, I recommend that, should the application be approved, a phased contaminated land condition be applied. Additionally, a discovery strategy should also be attached, so that in the event that contamination not already identified through the desktop study, or site investigation is found, works stop until such time that a further assessment has been made, and further remediation methods are put in place if needed.

Recommendation: Approve with conditions.

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 each be submitted to and approved, in writing, by the local planning authority:

a) a site investigation, based on the Preliminary Investigation Report prepared by Soils Limited, reference 22165/PIR Rev 1.2, dated November 2025, 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 LPA,

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

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 LPA 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 (common to all): 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

In addition, the following precautionary condition should be applied separately:

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 LPA.

Kind regards