

From: Oliver Benson <oliver.benson@midsussex.gov.uk>
Sent: 26 August 2026 14:30:38 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: RE: Service request - SR/26/3431 Land Parcel Adj. To Worsell Drive Copthorne
West Sussex

Hi Caroline,

Please find comments for this application below in terms of contaminated land:

The applicant has submitted a Geo-environmental Summary Note which relies principally on findings from the 2017 ground investigation undertaken in support of the wider Heathy Wood development. The note concludes that the site presents no impediment to residential development. However, it does not adequately address the subsequent contaminated land assessment, remediation and verification works undertaken pursuant to Condition 26 attached to outline planning permission 13/04127/OUTES.

The current application site overlies land historically associated with the former sewage treatment works. Investigations subsequently undertaken within the former sewage works area under phase 3 of 13/04127/OUTES identified hot spots of contamination relating to asbestos, lead and polycyclic aromatic hydrocarbons (PAHs), and remediation measures were required to render the land suitable for residential use. The verification report also records additional asbestos-containing materials encountered during the remediation works, including asbestos-contaminated soils and asbestos cement pipework.

Whilst the submitted Technical Note summarises selected findings from the earlier investigation, it does not sufficiently address the later findings arising from the Condition 26 investigation, remediation and verification process nor provide a site-specific contaminated land risk assessment for the proposed residential development. Consequently, the information submitted is insufficient to demonstrate that the site is suitable for the proposed end use without further assessment.

Recommendation: Approve with the following conditions:

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 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. 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.

Thanks,

Ollie

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-----Original Message-----

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>

Sent: 21 August 2026 13:41

To: Oliver Benson <oliver.benson@midsussex.gov.uk>

Subject: Service request - SR/26/3431 Land Parcel Adj. To Worsell Drive Copthorne West Sussex

Oliver Benson

This is sent from an unmonitored address, please do not respond.

Please see attached Service Request
SR/26/3431

Type: Contaminated land - consultation.

Details: Planning application consultation for application - DM/26/1613 We would be grateful for your comments by 11th September 2026 Full planning application at two parcels of land adjacent to Worsell Drive, Copthorne, each accessed from existing bell-mouth junctions at Worsell Drive and Langridge Way, for the erection of new homes (Use Class C3) including affordable homes