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Sent: 21 March 2025 10:22:41 UTC+00:00
To: "Steve Ashdown" <steve.ashdown@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/0020

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 21/03/2025 10:22 AM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/0020
Address:	Land West Of Copthorne Copthorne Way Copthorne West Sussex
Proposal:	Discharge of condition nos 12 and 21 relating to planning application DM/19/5081
Case Officer:	Stephen Ashdown

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Comments Details

The verification report for the clean cover system in Phase 3 of the development, consisting of 97 dwellings with 82 verifiable plots, has been reviewed. The cover system was required due to high levels of lead and Benzo(a)pyrene contamination. The system was designed to include a geotextile membrane with 600mm of clean cover (450mm subsoil and 150mm topsoil).

Comments: Having reviewed the report, 40 plots were checked to a depth of 600mm or more in some cases, with 25 topsoil samples and 21 subsoil samples taken. The subsoil was site-won with no material tracking or previous testing and contained brick fragments. The topsoil was imported, but no import tickets were provided.

The geotextile membrane was found in only 18 of the holes dug. The report suggests the membrane might be at a greater depth in other plots, but there is no proof of this.

Photos of all holes dug were provided with measurements taking place, and these have been listed in Appendix C. However, the images lack identifiers for the specific plots within the photos, so there is a reliance on the report to state which photo belongs to which plot accurately.

While all areas checked had 600mm of cover or more, the topsoil levels were regularly over 150mm, with 9 plots having over 600mm of topsoil. This could lead to drainage issues, water logging and poor conditions for plant survival, which will impact future site users. Although this is outside the contaminated land remit it is worth highlighting.

To sign off on the verification, the following additional information is required:

1. Although the requirement was to verify 1 in 4 plots, the fact that the membrane was not found in more than half of the plots tested suggests potential inconsistencies. Further checks should be conducted to confirm the presence and correct placement of the geotextile membrane in the plots tested.
2. Import tickets for the topsoil should be provided to verify that it is all from the same source and uniform, and that the testing undertaken is therefore representative.
3. Confirmation that the consultant is satisfied that the plots are now suitable for their intended use.

Please address these points to ensure the verification process is complete and accurate.

Kind regards