

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 24 February 2026 16:16:17 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0454

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 24/02/2026 4:16 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/0454
Address:	Land Parcel At Bolney Road Ansty West Sussex
Proposal:	Proposed erection of 34 new homes with access from Marwick Close, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works.
Case Officer:	Steven King

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Comments Details

Comments: The applicant has submitted a Phase 1 Desk Study by Geo-Environmental Services Ltd, reference GE23384/DSRv2/FEB26, and dated 6 February 2026 in support of this outline proposal for the erection of 34 residential dwellings. The report indicates that the site comprises former agricultural land with some potential for limited areas of Made Ground associated with nearby development, and identifies plausible contaminants including metals, PAH, TPH, pesticides, and asbestos. The preliminary risk assessment concludes that overall risk to future residents, controlled waters, and the wider environment is low to very low, but recommends intrusive investigation to confirm this assessment.

I would therefore recommend that a condition be attached should the application be approved, requiring a comprehensive intrusive site investigation, followed by a risk assessment, and remediation

and verification where necessary. Additionally, I would also recommend a discovery strategy condition in case unexpected contamination is found during the ground works.

Recommendation: Approve with conditions:

1. Prior to the commencement of development, excluding demolition and site clearance (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 shall be submitted to and approved in writing by the Local Planning Authority:

a) A site investigation, based on the Phase 1 Desk Study by Geo-Environmental Services Ltd, reference GE23384/DSRv2/FEB26, and dated 6 February 2026 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 (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. 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 Local Planning Authority 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: 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.

Kind regards