

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 10 January 2025 14:44:50 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/24/2968

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 10/01/2025 2:44 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/24/2968
Address:	Crawley Down Village Hall Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE
Proposal:	Discharge of planning condition no 11 in relation to DM/23/2544
Case Officer:	Katherine Williams

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Comments Details

I have reviewed the submitted Phase 1 Desktop Study, which concludes that there is no significant potential for contamination on the site. However, I have identified an issue that requires further consideration.

On page 4, under section 4.4, the report references a vehicle repairers located 29 metres to the north-west of the site but does not provide any further commentary or assessment regarding potential risks associated with this land use. As stated in my original comments when recommending the inclusion of the contaminated land condition, this garage was adjacent to the site. Our records indicate that a Phase 2 Ground Investigation Report and Supplementary Environmental Assessment were submitted with application DM/19/2651 for the former Palmers Autocare. These assessments identified elevated levels of PAH, lead and hydrocarbon contaminants within the made ground on the former garage site.

The consultant should review this information and update the report to reflect these findings. The risk assessment for the site should also be updated if necessary to account for any potential risks arising from the contamination at the former garage site.

Once these updates have been made, I will be in a position to recommend approval of Condition 1, or part of it, if the overall risk rating for the site remains unchanged.

Kind regards