

From: Oliver Benson <oliver.benson@midsussex.gov.uk>
Sent: 29 September 2026 17:09:19 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: DM/26/2250 - SR/26/3821 Site Of Former Friday Ad Ltd London Road Sayers Common West Sussex

Hi Andrew,

I have reviewed the submitted Geo-Environmental and Geotechnical Ground Investigation Report, Ref. 230466-RGL-ZZ-XX-RP-G-0001, and dated February 2024, which includes intrusive investigation works, contamination testing, groundwater sampling, ground gas monitoring and an updated conceptual site model.

The investigation identified hydrocarbon contamination within groundwater encountered in FP02 and recommends further investigation of the affected area.

The information currently submitted does not provide sufficient certainty regarding the nature and extent of the identified hydrocarbon contamination. The extent of the contamination has not been demonstrated through additional investigation. As such, there is insufficient information available at this time to conclude that the requirements of Condition 21(a) have been fully satisfied.

In addition, whilst the report includes recommendations relating to the hydrocarbon contamination and the trace asbestos identified within the made ground, no formal options appraisal or remediation strategy has been submitted. The submission therefore does not satisfy the requirements of Condition 21(b), which requires full details of any remediation measures and how they are to be undertaken.

Given that hydrocarbon contamination has been identified within groundwater and the consultant has expressly stated that further assessment and testing may be required, the Local Planning Authority may also wish to seek the views of the Environment Agency.

I do not object to the fact the report suggests that further investigation and remediation being undertaken during the construction phase. However, the submitted information does not adequately characterise the identified hydrocarbon contamination and no remediation strategy has been provided. Accordingly, I do not recommend discharge of Condition 21 at this time. Further investigation is required to define the nature and extent of the contamination, following which a detailed risk assessment and, where necessary, an options appraisal and remediation strategy should be submitted for approval. Condition 21 does not prevent further investigation after excavation.

Kind regards,

Oliver

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

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

Sent: 15 September 2026 13:42

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

Subject: Service request - SR/26/3821 Site Of Former Friday Ad Ltd London Road Sayers Common West Sussex

Oliver Benson

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

Please see attached Service Request
SR/26/3821

Type: Contaminated land - consultation.

Details: Planning application consultation for application - DM/26/2250 We would be grateful for your comments by 6th October 2026.

Discharge of condition no. 5, 6 and 21 relating to planning application DM/25/1208.

Regards

Communities Support Team
Mid Sussex District Council