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Sent: 07 November 2025 11:17:17 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/2828

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 07/11/2025 11:17 AM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/2828
Address:	Crown Lodge Cantelupe Road East Grinstead West Sussex RH19 3BJ
Proposal:	Conversion of offices to two flats.
Case Officer:	Stefan Galyas

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Comments Details

The application for Crown Lodge involves conversion of existing office space to residential flats. The site is predominantly hard-surfaced, and my understanding is that the existing hardstanding will remain undisturbed as part of the development. There is a small flower bed present on site, but it is of limited size.

Comments: I have reviewed the phase 1 contaminated land report by GO Contaminated Land Solutions Ltd, reference 0547-P1E-1, dated April 2014, for the adjacent site at Mead House, Cantelupe Road, which was submitted under application 14/01484/PDOFF. This identified potential contamination risks associated with its former use as a cattle sales yard. These included possible asbestos in made ground, hydrocarbons from vehicle parking, and nitrates and ammonia from animal waste.

The proposed development at Crown Lodge is located approximately 10 metres south of the Mead House site and is not

part of the former cattle yard footprint. Given the limited extent of soft landscaping the risk to future site users is considered to be very low. Additionally, the absence of ground disturbance, would render a discovery strategy condition inconsequential. Therefore, I have no comments to make on this application at this time and do not recommend any contaminated land conditions.

However, if the applicant proposes to introduce further soft landscaping or garden areas, or if groundworks are undertaken that disturb the existing hardstanding or made ground, this could create potential exposure pathways to contaminants, or lead to possible contaminated being discovered. In that case, a contaminated land condition would be required.

Kind regards