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Sent: 02 December 2025 15:53:44 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/25/3020

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 02/12/2025 3:53 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/3020
Address:	Land To The West Of Courthouse Farm Copthorne Common Copthorne West Sussex
Proposal:	Outline planning application for the erection of an extra-care retirement community (Use Class C2) and community pavilion, including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road
Case Officer:	Joanne Fisher

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Comments Details

Comments:	The Phase 1 Contamination Risk Assessment prepared by Ground and Environmental Services Ltd, dated October 2025, Reference: 13601-2/Phase 1 CRA states that while no significant contamination was observed during the site walkover, there remain risks associated with historic agricultural use, potential infilled ground from nearby quarrying, and the presence of a Secondary A Aquifer beneath the site. They suggest the site current low to moderate risk rating is based on limited data. The report itself recommends intrusive site investigation and ground gas monitoring to confirm the contamination profile and assess any requirement for remediation or gas protection measures. It also notes that these steps can be secured through
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planning conditions rather than being completed prior to permission being granted.

In light of this, I would suggest that conditions be attached to any approval requiring a phased approach, starting with detailed site investigation and risk assessment, followed by submission and approval of a remediation strategy where necessary, and concluding with verification reporting. The conditions should also include a discovery strategy to address any unexpected contamination encountered during ground works, as an intrusive investigation cannot assess everywhere on site.

Recommendation; approve with the following conditions:

1. Prior to the commencement of development approved by this planning permission (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 of the site, shall each be submitted to and approved, in writing, by the local planning authority:

a) A site investigation scheme, based on the Phase 1 Contamination Risk Assessment prepared by Ground and Environmental Services Ltd, dated October 2025, Reference: 13601-2/Phase 1 CRA, 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 (a) 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. Prior to the completion of the development hereby permitted, a verification report prepared by a competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that any remediation scheme required and approved has been implemented in full and in accordance with the approved details (unless otherwise agreed in writing by the Local Planning Authority). 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.

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.

Kind regards