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Sent: 22 April 2026 12:12:36 UTC+01:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0946

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 22/04/2026 12:12 PM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/26/0946
Address:	Land To The R/o Central House 25 Perrymount Road Haywards Heath West Sussex RH16 3XL
Proposal:	Erection of a 7- storey building comprising 30 flats (18 x 1 bed and 12 x 2 bed) with associated landscaping, parking and refuse stores.
Case Officer:	Joanne Fisher

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Comments Details

Comments:	I have reviewed the submitted Phase I Desk Study prepared by Enzygo Geoenvironmental Ltd, Ref: CRM.1293.009.GE.R.002.A and dated September 2022.
	The report has not identified any significant sources of contamination associated with the site, and the overall conclusions that the site is suitable for the proposed residential use are accepted. The historical review, site walkover and environmental setting are considered appropriate, and no requirement for further intrusive investigation has been identified.
	While there appears to be some minor discrepancy between the report narrative, which generally refers to a hardstanding-dominated site, and the proposed layout, which includes areas of soft landscaping, this does not materially alter the risk assessment

or conclusions. The reference within the report to the use of imported clean soil is appears to relate to the provision of a suitable growing medium in areas currently surfaced by hardstanding, rather than as a measure to address any identified contamination risk.

Overall, there is no objection to the proposals on contaminated land grounds. However, as a precautionary measure, a standard discovery condition should be attached to ensure that any previously unidentified contamination encountered during construction is dealt with appropriately.

It is recommended that the following condition is attached should the application be approved:

1) 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