

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 05 November 2025 10:30:08 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/2640

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 05/11/2025 10:30 AM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/25/2640
Address:	Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West
Proposal:	Reserved matters application to consider access, appearance, landscaping, layout and scale pursuant to application DM/21/3279 (original reference DM/18/5114) for parcel P1.2 comprising of the construction of a primary school with nursery and special support centre, car parking, multi-use games area, playing fields, landscaping and associated infrastructure.
Case Officer:	Joseph Swift

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Comments Details

Comments:	I have reviewed the Land Quality Statement prepared by Campbell Reith Hill LLP (October 2025). The report concludes that the site presents a very low risk to human health and controlled waters. No significant contamination was identified in soils or groundwater, and ground gas risk is considered negligible. The report recommends that a discovery strategy should be implemented during groundworks, particularly in areas previously used as a site compound and along the northeastern boundary adjacent to a former fuel storage area. It also advises that the water company should be contacted to confirm whether barrier pipework is required, although this is considered unlikely.
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These recommendations are consistent with the requirements of the contaminated land conditions of the outline permission, which deals with phased contaminated land assessment and remediation. I therefore have no further comments on this reserved matters application, as the outstanding matters can be addressed through Conditions 10, 33 and 42 for this reserved matters area development.

Kind regards