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Sent: 13 July 2026 11:39:46 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/1484

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 13/07/2026 11:39 AM from Adam Dracott on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/1484
Address:	Former Fishery Car Park Lake View Road Furnace Wood West Sussex
Proposal:	Erection of a bungalow, alterations to existing access to create a driveway and parking area, associated landscaping
Case Officer:	Hamish Evans

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Comments Details

The application relates to the introduction of a dwelling on land currently used as a car park for users of the fishing lake. There have been no documents submitted with the application describing the past uses of the site in the form of a desk top study or site risk assessment.

Comments: Having examined our mapping system, the site was formerly a quarry probably associated with the nearby iron works in the 18th and 19th centuries. The quarry was infilled at some point in the past. The site has not been designated as "contaminated land" (as defined under Part 2A of the Environmental Protection Act 1990) but would be considered to be potentially land that is contaminated. Without the necessary investigation of the land, there is a risk that significant harm could result if the site were developed for human habitation.

Due to the sensitive nature of the intended use, a phased contaminated land condition must be attached to any approval to ensure the site is safely developed for its intended use.

Additionally, a discovery strategy should also be included, so that in the event of previously unidentified pockets of contamination being found, that works cease until further assessment has been undertaken and further remediation measures put in place if necessary.

Recommended site assessment condition:

1) The development hereby permitted shall not be occupied/brought into use until the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, have each been submitted to and approved, in writing, by the local planning authority:

a) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

and unless otherwise agreed in writing by the LPA,

b) A site investigation scheme, based on (a) 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 LPA,

c) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

2) The development hereby permitted shall not be occupied/brought into use until there has been submitted to and approved in writing by the Local Planning Authority a verification plan by a competent person showing that the remediation scheme required and approved has been implemented fully and in accordance with the approved details (unless varied with the written agreement of the LPA in advance of implementation). 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 (common to all): 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.

Watching Brief Condition/Discovery condition:

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 and assessing the risk and proposing remediation measures, together with a programme, has been 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 shall be prepared and submitted to the satisfaction of and approved in writing by the LPA.

Kind regards