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Sent: 15 July 2025 09:44:48 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/1777

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 15/07/2025 9:44 AM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/1777
Address:	Land Rear Of 96 Folders Lane Burgess Hill West Sussex RH15 0DX
Proposal:	Discharge of planning conditions 10 and 22 relating to planning application DM/23/0532
Case Officer:	Susan Dubberley

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Comments Details

Comments:	I have reviewed the Geo-environmental and Geotechnical Assessment Report prepared by Jomas Associates Ltd, ref: P8992J553, and dated 12th February 2018.
	The results of the chemical analysis confirmed that no contaminants were present in concentrations exceeding the relevant generic assessment criteria for the protection of human health. No asbestos fibres were detected in any of the samples analysed. The site is underlain by predominantly unproductive strata, with no Source Protection Zones or groundwater abstractions within the vicinity, and no evidence of contamination posing a risk to controlled waters was identified. Ground gas monitoring concluded that the site falls within Characteristic Situation 1, for which no gas protection measures are required.
	The updated conceptual site model confirms that no significant

pollutant linkages remain active, and no new linkages have been identified. The findings of the investigation demonstrate that the site does not pose a significant risk to human health, controlled waters, or the wider environment. As such, the site is considered suitable for its intended use without the need for further investigation or remediation.

On this basis, I recommend that Conditions 10 and 11 be discharged. However, I note that the report acknowledges the possibility of undetected contamination hotspots between sampling locations. Accordingly, I would remind that Condition 12 remains in effect and should continue to be observed throughout the development process.

Kind regards