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Sent: 07 January 2025 10:35:21 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/24/3076

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 07/01/2025 10:35 AM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/24/3076
Address:	87 - 89 London Road East Grinstead West Sussex RH19 1EQ
Proposal:	Change of use of the upper floors (largely vacant office space) above a Use Class E retail unit, to five residential flats.
Case Officer:	Andrew Horrell

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Comments Details

The site has been assessed in relation to the proposed change of use to residential flats. Historical mapping indicates the site was once adjacent to a garage that ceased operations in 1964, which could have introduced contaminants such as hydrocarbons.

Given the time elapsed since the garage's closure, the absence of reported contamination issues on site, the presence of concrete surfaces that significantly limit the migration of contaminants, and the fact that the proposed change of use does not involve groundworks or direct contact with the ground (such as gardens), the risk to future residents from the adjacent historical use is considered minimal.

The only potential pathway for residual contamination would be into potable water supplies, but the likelihood of this is very low. While a discovery strategy would be relevant if groundwork were proposed, it is unnecessary in this case due to the lack of groundwork.

As such, there is no objection to the proposed development on contaminated land grounds.

Kind regards