

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 15 April 2026 15:10:03 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/0732

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 15/04/2026 3:10 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/0732
Address:	Byanda Brighton Road Hassocks West Sussex BN6 9LX
Proposal:	Discharge of planning conditions 5, 9,14,15,21 and 28 relating to planning approval DM/23/0002.
Case Officer:	Susan Dubberley

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Comments Details

The information provided to support the discharge of Condition 21 is not sufficient.

The applicant has submitted a written summary of past land uses and has stated that no contamination has been found. However, this information has not been provided as a formal desk-based land contamination study carried out by a suitably qualified professional, as required by Condition 21.

Comments:

The submission is based on statements made by the developer rather than an independent assessment. It does not clearly explain how historical land uses were researched or verified, does not present a conceptual site model identifying possible contaminant sources, pathways and receptors, and does not robustly justify the conclusion that no potential contaminants are present. Council records show that the site was part of a wider sand extraction area, and was later filled. The type and quality of the

material used to fill the site is not known. This means there is a reasonable possibility that contamination could be present in the fill material, and this has not been properly investigated or ruled out.

The applicant also refers to nearby developments at Sandy Hook, including Faerie Glen, Highdown House and Stackley House, the later two which were built in 2015–16. It is noted that planning permission 14/01670/FUL for Highdown House and Stackley House included land contamination conditions. As far as Environmental Health is aware, there is no clear record that those conditions have been discharged. Planning officers may therefore wish to check the status of those conditions.

It is recognised that residential properties have existed on the site and nearby land for some time without any known contamination problems being reported. However, this does not confirm that the land is free from contamination, particularly at depth or in areas that will be disturbed by new construction.

The current proposal involves a much larger building and a residential care facility, which will be occupied by vulnerable people. Redevelopment is the correct stage in the planning process to properly assess land quality and address any risks if they are found.

The requirements of condition 21 have not been met and therefore I cannot recommend that condition 21 be approved.

Kind regards