

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 04 November 2025 16:46:18 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/25/2661

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 04/11/2025 4:46 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/2661
Address:	Land At Coombe Farm London Road Sayers Common West Sussex
Proposal:	Outline planning application (with all matters reserved except for access) comprising a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works.
Case Officer:	Stuart Malcolm

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Comments Details

Comments:	Having reviewed the Phase 1 Contaminated Land Assessment, I have a few further queries.
	The report identifies a historical landfill immediately adjacent to the southern boundary, licensed for a short period (August–December 1990). Our records confirm this, but we are aware that some landfills have historically turned out to be more extensive than originally documented.
	Given that the proposed development is directly adjacent to this area, could the author clarify:
	How they have accounted for the possibility of unlicensed or undocumented tipping beyond the licensed period?

What evidence supports the conclusion that the landfill presents a low risk, particularly in the absence of any proposed Phase 2 investigation?

Whether any ground gas risk assessment has been undertaken or considered necessary, especially near the southern boundary?

How they have ruled out preferential pathways or migration risks onto the site?

Given the scale and sensitivity of the proposal, it would be helpful to understand more clearly how the “low risk” designation has been reached, particularly in relation to the adjacent landfill.

Kind regards