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**Sent:** 28 March 2025 15:20:08 UTC+00:00  
**To:** "planninginfo" <planninginfo@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Consultee Comments for Planning Application  
DM/25/0484

## 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 28/03/2025 3:20 PM from Oliver Benson on behalf of Contaminated Land.

### Application Summary

|               |  |
|---------------|--|
| Reference:    | DM/25/0484   |
| Address:      | Site Of 60 Keymer Road Hassocks West Sussex BN6 8AR  |
| Proposal:     | Mixed use redevelopment of the site comprising of ground floor commercial/community use and 26 No. new residential units on upper floors alongside associated parking and public realm improvements. |
| Case Officer: | Andrew Watt  |

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### Comments Details

Comments:

I have read the Preliminary Contamination Risk Assessment, undertaken in March 2021 by Environmental Assessment Services Ltd, Ref: 423/StarGarages/60KeymerRd/PCRA.

The report indicates that while there is a risk the site may have been contaminated due to its previous use as a garage, the risk to future site users is low because the site will be based on hard standing.

However, there is still a risk of fuels, oils, and other chemicals being present and potentially entering the potable water supply.

Therefore, the report recommends that a thorough intrusive investigation should be undertaken. Additionally, it recommends that a discovery condition be put in place so that if any unexpected

contamination, including the presence of fuel tanks or storage, is found during redevelopment, the council is notified and appropriate remediation is implemented.

On this basis, I recommend that the application be approved with the following conditions:

1. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site, shall each be submitted to and approved, in writing, by the local planning authority:

a) A site investigation scheme, based on the Preliminary Contamination Risk Assessment, undertaken in March 2021 by Environmental Assessment Services Ltd, Ref: 423/StarGarages/60KeymerRd/PCRA, 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 Local Planning Authority,

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

Reason: 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.

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 Local Planning Authority 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: 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.

3. If during construction, contamination not previously identified is found to be present at the site then no further development (unless

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otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be 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 will be produced to the satisfaction of and approved in writing by the Local Planning Authority.

Reason: 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.

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Kind regards