

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 15 October 2026 12:22:28 UTC+01:00  
**To:** "planninginfo" <planninginfo@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/2543

## 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 15/10/2026 12:22 PM from Oliver Benson on behalf of Contaminated Land.

### Application Summary

|               |                                                                         |
|---------------|-------------------------------------------------------------------------|
| Reference:    | DM/26/2543                                                              |
| Address:      | 13 Beaconsfield Close Burgess Hill West Sussex RH15 9AT                 |
| Proposal:     | Discharge of condition no 1 relating to planning application DM/26/1646 |
| Case Officer: | Peter Davies                                                            |

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### Comments Details

Comments: I have reviewed the submitted Contaminated Land Phase 1 Preliminary Risk Assessment by Groundsure Ltd, Ref. GSP-2026-2826, dated 7 April 2026. The report identifies the historical pottery, brickworks and pug mill uses previously highlighted by Environmental Health, considers the contaminants potentially associated with those uses, develops a conceptual site model and assesses the potential risks to future occupants and other receptors. The report concludes that no significant pollutant linkages have been identified and that the site presents a low risk in respect of contamination.

Having reviewed the submitted information, I am satisfied that the report adequately addresses the requirements of Condition 1 and raises no objection to its discharge. No further site investigation or remediation strategy is considered necessary based on the findings and conclusions of the report.

As no remediation scheme is required, Condition 2 can also be discharged. The purpose of Condition 2 is to secure verification of any approved remediation works. As the submitted assessment concludes that remediation is not necessary, there are no remediation measures requiring verification, and the condition is therefore no longer applicable.

This position is accepted on the basis of the development proposals assessed within the report, namely that the existing building is to be retained and converted rather than demolished and redeveloped, no private gardens or soft landscaped areas are proposed, ground disturbance is limited, and the assessment identifies no significant pollutant linkages giving rise to unacceptable risks to human health.

Should the development proposals change to include demolition, significant excavation works, soft landscaping, private gardens, or any other works that increase the likelihood of contact with underlying soils, the contamination risks should be reassessed and further investigation may be required.

Condition 3 relating to unexpected contamination should remain in force for the duration of the development.

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Kind regards