

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 29 August 2025 14:28:35 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/25/2079

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 29/08/2025 2:28 PM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/25/2079
Address:	Land Adj. To Gatehouse Hub Neaves Park Goddards Green West Sussex BN6 9ZN
Proposal:	Discharge of condition nos 3, 8, 12, 15, 20 and 22 of planning application DM/24/2482.
Case Officer:	Susan Dubberley

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Comments Details

Comments: Having reviewed the submitted Ground Appraisal Report, by IBEX Consulting Engineers, Ref: ICE0422-GAR-MAR25 and dated March 2025, in support of the discharge of Condition 12, I am satisfied that the requirements of the condition have been met. The report includes a preliminary risk assessment, a intrusive site investigation, and a contamination assessment. The investigation comprised five window sample boreholes (WS01 to WS05) to depths of up to 5.0m below ground level. The findings confirmed the presence of topsoil and made ground overlying the Weald Clay Formation, with no groundwater encountered during the works. Geochemical testing of soil samples returned concentrations of all determinants below relevant screening thresholds for a commercial end use without plant uptake, and no asbestos fibres were detected in any of the samples.

On this basis I would recommend that condition 12 be discharged.

Additionally, as no remediation measures are required, I would also recommend that Condition 13 be discharged. The validation of remediation measures is not applicable in this instance, as the site investigation and risk assessment have not identified any need for remedial action.

Condition 14, which relates to the discovery of unexpected contamination during construction, should remain in force. The submitted report includes a discovery strategy that outlines the requirement for works to cease and for further investigation to be undertaken should visual or olfactory evidence of contamination be encountered.

Kind regards