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Sent: 10 January 2025 14:02:20 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/24/3051

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 10/01/2025 2:02 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/24/3051
Address:	Highfields West Hill East Grinstead West Sussex RH19 4DL
Proposal:	Demolition of existing dwelling and the erection of a care home (Class C2) and a separate building with additional care units (Class C2).
Case Officer:	Joanne Fisher

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Comments Details

As part of the application, a Phase 1 geo-environmental assessment report has been undertaken by Brownfield Solutions Ltd, dated December 2024, reference: NA/C5969/13737A.

Comments: The report has identified the site as being of low to moderate risk, primarily due to the potential for made ground on site. As such, the report recommends that an intrusive investigation be undertaken as part of the site development.

The intrusive investigation will be part of a phased approach, whereby, if contamination is found above the assessment criteria, a remediation option appraisal, remediation plan, and verification report will be required. A phased condition should therefore be attached. If no contamination is found during the intrusive investigation, the entire phased condition can be discharged at that stage.

Additionally, a discovery strategy should also be attached, so that in the event contamination not already identified through the desktop study is found, works will cease until further assessment has been carried out and additional remediation methods are implemented, if necessary.

Recommendation: approve with 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, including the identification and removal of asbestos containing materials, shall each be submitted to and approved, in writing, by the local planning authority:

a) A site investigation, based on the phase 1 geo-environmental assessment report undertaken by Brownfield Solutions Ltd, dated December 2024, ref: NA/C5969/13737, 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 LPA,

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

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 LPA 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 (common to all): 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

In addition, the following precautionary condition should be applied separately:

3) If during construction, contamination not previously identified is

found to be present at the site then no further development (unless 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 LPA.

Kind regards