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Sent: 05 January 2026 16:37:33 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/3191

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 05/01/2026 4:37 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/3191
Address:	Land To The South Of Burleigh Lane Crawley Down West Sussex
Proposal:	Outline application with all matters reserved except for access from Burleigh Lane, for the erection of up to eight self-build /custom build dwellings, drainage and ancillary works.
Case Officer:	Rachel Richardson

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Comments Details

The proposed development comprises up to eight self-build/custom build dwellings on land historically used for agricultural purposes. Agricultural land is generally considered low risk for contamination. However, there remains a possibility of encountering localised contamination during groundworks, for example from historic fuel storage, pesticide use, or waste disposal.

Comments: In line with the National Planning Policy Framework (NPPF), the site must be suitable for its intended use and should not pose unacceptable risks to human health. Given the low-risk nature of the site and the outline status of the application, a full site investigation is not considered proportionate at this stage. However, it is important that appropriate measures are in place should unexpected contamination be identified during development.

Recommendation: approve subject to the following conditions

1. 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 Local Planning Authority.

Kind regards