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Sent: 17 March 2025 11:12:42 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/0613

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 17/03/2025 11:12 AM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/0613
Address:	Danworth Farm Cuckfield Road Hurstpierpoint West Sussex BN6 9GL
Proposal:	Enlargement of existing unit (Unit 2) within building to north side of barn by expanding into barn to provide meeting room, breakout room and extra office space. Conversion of barn to west side of enlarged space to new unit with doors and windows.
Case Officer:	Hamish Evans

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Comments Details

	I have reviewed the plans for the proposed enlargement of Unit 2 and the conversion of the barn to the west side of the enlarged space. It has come to my attention that part of the barn designated for conversion includes an oil storage area.
Comments:	Upon reviewing historical records, I note that the majority of the site to the north was converted from barns to offices under planning application 06/00756/FUL. At that time, a desktop study was conducted, which highlighted the oil tank to the northwest of the application site. The report stated the tank had only been installed in 2000, and there had been no report of spillages, which the site walkover confirmed from there being no staining of the concrete base. The report concluded that no further works were necessary for the conversion as the tank was to be moved.

Given the current proposal involves areas with a previously unexamined oil storage area, I recommend conducting a new desktop study to assess any potential contamination risks.

This precautionary measure will ensure that any potential contamination issues are identified and addressed appropriately. Additionally, a discovery strategy should also be attached, so that in the event that contamination not already identified prior to construction and works is found, works stop until such time that a further assessment has been made, and further remediation methods put in place if needed.

Recommendation: Approve 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, 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 preliminary risk assessment which has identified:

- o all previous uses
- o potential contaminants associated with those uses
- o a conceptual model of the site indicating sources, pathways and receptors
- o potentially unacceptable risks arising from contamination at the site

and unless otherwise agreed in writing by the Local Planning Authority,

b) A site investigation scheme, based on (a) 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,

c) Based on the site investigation results and the detailed risk assessment (b) 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 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.

Kind regards