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Sent: 14 February 2025 12:11:06 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/0263

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 14/02/2025 12:11 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/0263
Address:	Sackville School Lewes Road East Grinstead West Sussex RH19 3TY
Proposal:	The upgrade of existing Redgra surfaced sports facilities with associated artificial turf, mesh fencing, LED lighting, acoustic barrier, areas of hard standing and resurfaced long/triple jump pits
Case Officer:	Susan Dubberley

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Comments Details

Comments:	I have reviewed the intrusive investigation report provided for the proposed upgrade of the existing Redgra surfaced sports facilities. The report primarily focuses on the geotechnical aspects of the build but also highlights potential contamination concerns.
	The report indicates the presence of an anthrax pit towards the centre of the running track, which was avoided during the investigation. This area appears to be outside the proposed pitch locations, although the full extent of the pit is not fully known. Care should be taken to ensure site workers are protected, and this area should remain undisturbed and clearly marked during construction.
	During the ground investigation works, no significant visual or olfactory evidence of contamination was noted, except for the presence of anthropogenic materials (brick and occasional ash)

within the Made Ground. These materials generally appeared to be reworked natural soils. However, there is a possibility of contamination between borehole locations.

As such, I recommend implementing a discovery strategy to ensure that work is halted if ground workers encounter any visual or olfactory evidence of contamination during construction. In the event that contamination is discovered, a contaminated land specialist should be called in immediately to assess the situation and provide guidance on the appropriate remediation measures if needed.

Recommendation: approve with the following condition:

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 LPA.

Kind regards