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Sent: 19 January 2026 12:01:13 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0073

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 19/01/2026 12:01 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/0073
Address:	Land Off West Hoathly Road East Grinstead West Sussex
Proposal:	The erection of 44 new homes with access from West Hoathly Road, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works.
Case Officer:	Joseph Swift

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Comments Details

Comments: I have reviewed the Desk Study Report prepared by Geo-Environmental Services Ltd, reference GE23385/DSR/DEC25, dated December 2025. The report identifies that the site has historically comprised agricultural land with limited change since the late 1800s, with the exception of a pit mapped in the south-eastern corner in 1908. The walkover identified the land as a pasture field with mature boundary vegetation, and noted that areas of reworked or disturbed soils, including possible Made Ground within the former pit area, may be present.

The desk study identifies several potential sources of contamination, including Made Ground if present, reworked agricultural soils, and the potential presence of heavy metals, metalloids, PAHs, TPH, pesticides and asbestos within shallow soils or any Made Ground. Whilst no gross contamination was observed and overall risks are assessed as low to very low, the

report notes that uncertainty around possible localised Made Ground and former ground workings.

The report concludes that intrusive investigation will be required to clarify the ground conditions, sample and analyse soils, refine the Conceptual Site Model, and confirm the low risk classification. Therefore, should the application be approved, I recommend that a phased contaminated land condition is applied, requiring a Phase II intrusive investigation, risk assessment and, if necessary, remediation or mitigation measures. In addition, a discovery strategy condition should also be attached to ensure that any contamination not identified through the desk study or intrusive investigation is appropriately assessed and addressed before works continue.

Recommendation: Approve with conditions.

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 each be submitted to and approved, in writing, by the local planning authority:

a) a site investigation, based on the Desk Study Report prepared by Geo-Environmental Services Ltd, reference GE23385/DSR/DEC25, dated December 2025, 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