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Sent: 30 April 2026 14:35:55 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0920

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 30/04/2026 2:35 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/0920
Address:	Land Parcel East Of Crawley Lane Crawley Lane Balcombe West Sussex
Proposal:	Engineering works to create a water storage lake for the purpose of water resilience to support the agricultural enterprise.
Case Officer:	Stefan Galyas

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Comments Details

Comments:	The site is agricultural land with no records of former industrial or commercial uses. The only identified potential issue is a historic infilled hole shown on mapping post-1874, with the nature and quality of the infill unknown. This represents a limited and localised potential source of contamination.
	The proposal involves excavation works to create a water storage lake, with the stored water intended for livestock use. Livestock are a sensitive receptor and, as such, there is potential for risk should contaminated materials be encountered during construction.
	On the basis a precautionary, approach is therefore considered appropriate. No objection is raised on contaminated land grounds provided a discovery condition is attached to ensure that any previously unidentified contamination encountered during construction is dealt with appropriately.

It is recommended that the following condition is attached should the application be approved:

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.

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