

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 17 April 2026 13:56:13 UTC+01:00  
**To:** "planninginfo" <planninginfo@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Consultee Comments for Planning Application  
DM/26/0890

## 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 17/04/2026 1:56 PM from Oliver Benson on behalf of Contaminated Land.

### Application Summary

|               |                                                                                      |
|---------------|--------------------------------------------------------------------------------------|
| Reference:    | DM/26/0890                                                                           |
| Address:      | Agricultural Storage Barn Wick Farm House Truslers Hill Lane<br>Albourne West Sussex |
| Proposal:     | Change of use of existing barn (former cow shed) to B8 storage use.                  |
| Case Officer: | Peter Davies                                                                         |

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### Comments Details

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comments: | I have reviewed the Desk Study, Site Investigation and Contamination Risk Assessment Report (Project Ref: J15890, Issue 2, dated 13 March 2026) prepared by Southern Testing.                                                                                                                                                                                                                                                                                                                                                                                                         |
|           | The report identifies the site as having a long-standing agricultural use with no evidence of historic industrial activities likely to give rise to significant contamination. On the basis of the desk study, site walkover and the intrusive investigation undertaken, no significant contamination has been identified, and the analytical results for soils are reported to be below relevant screening values for a commercial land use. On this basis, the proposed development is not considered likely to pose an unacceptable risk to human health or the wider environment. |
|           | The report does, however, confirm that the scope of the intrusive investigation was necessarily limited and that areas beneath the                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

existing barn were inaccessible at the time of works. In addition, as with any previously developed site, there remains the potential for localised or unforeseen contamination to be encountered during refurbishment or associated groundworks. The report therefore recommends that a discovery strategy is implemented during the development phase to ensure that any unexpected contamination is appropriately assessed and, where necessary, remediated.

Taking the above into account, no objection is raised with regards to contamination, provided that an appropriate unexpected contamination condition is attached to any planning permission to address the potential for unforeseen contamination encountered during the works.

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.

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Kind regards