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Sent: 31 January 2025 09:54:03 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/0193

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 31/01/2025 9:54 AM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/0193
Address:	Gilridge Brighton Road Handcross Haywards Heath West Sussex RH17 6BZ
Proposal:	Modification of existing chalet bungalow, demolition of outbuildings. Erection of a 3 bed detached bungalow to include associated parking spaces and a new access driveway.
Case Officer:	Hamish Evans

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Comments Details

Comments:	Given the industrial use adjacent to the site, as well as the adjacent made ground to the west of the site, there is a potential risk of land contamination.
	However, it is important to note that, the site is already used as residential. Consequently, it is deemed that imposing a comprehensive contaminated land condition would be unduly burdensome. Instead, I would recommend the implementation of a discovery strategy so as to address any potential contamination issues that may arise during groundworks.
	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 program, 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 program. 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 the investigation, and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the LPA.

Kind regards