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Sent: 11 May 2026 10:53:40 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/1160

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 11/05/2026 10:53 AM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/26/1160
Address:	Land To The South Of Reeds Lane Reeds Lane Sayers Common West Sussex
Proposal:	Scoping Opinion for the development of up to 2,000 homes, community uses, employment, public open space and infrastructure including primary and secondary schools.
Case Officer:	Stuart Malcolm

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Comments Details

Comments:	Our contaminated land records indicate that the Site parcels are predominantly in agricultural use, which is associated with a low overall risk of land contamination. However, a number of historical features that could have potentially led to localised land contamination have been identified.
	Within Parcel A, Council records indicate the presence of two historic tanks located in the south western corner of the parcel since circa 2001. The nature and contents of these tanks are unknown, and further investigation would be required to fully understand the risks.
	In addition, part of Parcel C overlaps with the recorded location of a historic landfill site known as "Opposite Hickstead Showground" (Environment Agency Ref: EAHLD19923). The landfill is

understood to have accepted mixed wastes, including industrial, commercial and household waste. On this basis, the potential for ground gas generation cannot be ruled out.

Given the nature of the proposed development, which includes residential uses, schools and other sensitive receptors, the presence of a historic landfill has the potential to introduce requirements for ground gas protection measures, as well as other remediation costs. While this would not represent an objection to the application, conditions would be needed, and it may have implications for scheme design, phasing and viability if not adequately addressed at an early stage.

The applicant is therefore advised to ensure that land contamination and ground gas matters are considered, particularly in relation to Parcel C, so that potential risks and associated cost implications are clearly understood at an early stage.

Should an outline or full planning application be submitted, it would be recommended that a standard phased contaminated land condition be attached, so that a site investigation, risk assessment and, where necessary, remediation or gas protection measures would be implemented to ensure the site is suitable or made suitable for its proposed end use.

Kind regards