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Sent: 11 February 2025 11:17:46 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/0015

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 11/02/2025 11:17 AM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference: DM/25/0015

Address: Land West Of Turners Hill Road And South Of Huntsland Turners Hill Road Crawley Down West Sussex

Proposal: Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex

Case Officer: Steven King

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Comments Details

Comments: I have reviewed the desk study contaminated land report, by Geo-Environmental, ref: GE21953/DSR/DEC23, dated the 1st of December 2023, submitted with the outline planning application for the erection of up to 200 dwellings and associated infrastructure on land west of Turners Hill Road.

The report includes a Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) which identify several plausible pollutant linkages. The preliminary risk rating for the majority of these linkages has been classified as low or very low, with a

moderate to low risk for made-ground coming into contact with future residents. While the potential pollutant linkages identified in the desk study are not considered to prevent development, they may require remediation or risk mitigation measures to reduce risks to key receptors.

To progress the application, in line with the report, it is recommended that an intrusive investigation and associated testing be undertaken to confirm the findings of the desk study report and provide a robust risk assessment for the site and proposed development.

A phased contaminated land condition should be attached to the application. This will require an intrusive investigation, followed by remediation and validation if necessary. Additionally, a discovery condition should be attached to address any contamination found during ground works that was not identified during the investigation stage. Given that intrusive investigations can only take place in specific locations, there is always a risk that contaminants may exist between test points.

Recommendation: Approve with the following conditions:

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

a) A site investigation, based on the desk study contaminated land report, by Geo-Environmental, ref: GE21953/DSR/DEC23, and dated the 1st of December 2023, 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