

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 27 May 2026 14:53:30 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/1228

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 27/05/2026 2:53 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/1228
Address:	Land West Of London Road Handcross West Sussex
Proposal:	Outline planning application (with all matters reserved except for access) for the erection of up to 55 dwellings, including affordable homes, together with green and blue infrastructure, vehicular access from London Road, pedestrian/cycle access from London Road, the provision of utility services structures and the demolition of an existing agricultural building.
Case Officer:	Katherine Williams

[Click for further information](#)

Comments Details

Comments:	I have reviewed the Phase 1 Geo-Environmental Assessment prepared by Stuart Michael Associates Ltd, reference 7409, and dated April 2026.
	The report identifies that the site has remained largely greenfield and agricultural in use. The walkover survey and desk study do not identify any significant contamination sources, and the conceptual model concludes that all identified pollutant linkages present a low to very low risk to identified receptors, including future residents.
	The report concludes that there are no significant geo-environmental constraints to development, and whilst it notes that an intrusive investigation may be undertaken at a later stage, this is

not identified as necessary to establish the acceptability of the site for the proposed use.

Based on the submitted information, it would be appropriate to attach a discovery condition requiring the reporting and investigation of any unexpected contamination encountered during the course of development.

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.

Informative: Notwithstanding the above, the developer remains responsible for ensuring that the site is suitable for its proposed end use and that any unacceptable risks from land contamination are appropriately identified and addressed.

Kind regards