

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 10 February 2026 17:20:23 UTC+00:00  
**To:** "planninginfo" <planninginfo@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Consultee Comments for Planning Application  
DM/26/0238

## 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 10/02/2026 5:20 PM from Oliver Benson on behalf of Contaminated Land.

### Application Summary

Reference: DM/26/0238

Address: LVS Hassocks London Road Sayers Common Hassocks West  
Sussex BN6 9HT

Proposal: Hybrid application that seeks consent for separate and severable elements comprising: Demolition of all existing buildings bar the chapel, to retained for use within Use Class F and: a) Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and b) Outline planning permission ( Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including 30% affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works

Case Officer: Stuart Malcolm

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### Comments Details

Comments: I have reviewed the submitted Ground Appraisal Report by Geo-Environmental Services Ltd, ref. GE22666-GAR-SEPT24, and dated September 2024 in relation to the proposed mixed-use redevelopment comprising a new SEN school and up to 210 residential dwellings. The investigation includes a desk study,

intrusive sampling and limited chemical testing.

The majority of near-surface soils and natural strata tests do not indicate contaminants above the acceptance criteria. However, one exceedance of the relevant screening value for lead was recorded in Made Ground at WS13. The report suggests this material is associated with historic service backfill and not representative of wider site conditions, though no remediation or management measures are proposed at this stage. I note that investigation beneath the existing school buildings and within the former nursery area has been limited, and the report confirms that these locations will require targeted post-demolition intrusive work and further chemical testing to establish whether any contamination is present, its extent, and its significance for future residential use with private gardens.

On this basis, the investigation does not yet characterise the entire site and further assessment is required before the development can proceed. The need for additional post-demolition intrusive works is explicitly stated within the report and should therefore be secured by condition. In addition, a remediation strategy will be required where unacceptable risks are identified, with a subsequent verification report to confirm that all works have been completed to an acceptable standard. A discovery strategy should also be included so that any unexpected contamination encountered during construction is appropriately dealt with.

Recommendation: Approve with conditions:

1. Prior to the commencement of development, excluding demolition and site clearance (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 shall be submitted to and approved in writing by the Local Planning Authority:

a) A site investigation, based on the Ground Appraisal Report by Geo-Environmental Services Ltd, ref. GE22666-GAR-SEPT24, and dated September 2024 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 Local Planning Authority,

b) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the

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development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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 Local Planning Authority 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: 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.

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 Local Planning Authority.

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Kind regards