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Sent: 30 October 2025 16:19:57 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/2474

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 30/10/2025 4:19 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

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|---------------|--|
| Reference: | DM/25/2474 |
| Address: | Land South Of Hammerwood Road Ashurst Wood West Sussex |
| Proposal: | The erection of twelve houses, comprising 4x two bedroom houses, 4x three bedroom houses and 4x four bedroom houses, with associated access (Via Yewhurst Close) and parking |
| Case Officer: | Joanne Fisher |

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Comments Details

Having reviewed are historical mapping, our data indicates that the western portion of the proposed development site was significantly raised in approximately 1908. This land-raising appears to have been part of a larger project affecting a broader area to the west of the site. The material used to raise the land is unknown, and there is no record of its origin or composition.

Comments: This raised area is classified as made ground, which refers to land that has been artificially built up using imported materials. While made ground can sometimes consist of relatively benign soils, it may also include construction and demolition waste, ash, slag, or other industrial by-products. In cases where the nature of the fill is uncertain, there is a potential risk that it may contain contaminants such as heavy metals, hydrocarbons, or asbestos.

Given the proposed use of the site for housing, it is important that

the potential risks associated with the made ground are properly assessed and, if necessary, mitigated to ensure the site is suitable for its intended use. I would therefore recommend a phased contaminated land condition be attached.

Additionally, a discovery strategy should also be attached, so that in the event that contamination not already identified through the desktop study, or site investigation is found, works stop until such time that a further assessment has been made, and further remediation methods are put in place if needed.

Recommendation: Approval with 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 preliminary risk assessment which has identified:
 - o all previous uses
 - o potential contaminants associated with those uses
 - o a conceptual model of the site indicating sources, pathways and receptors
 - o potentially unacceptable risks arising from contamination at the site

and unless otherwise agreed in writing by the Local Planning Authority,

- b) A site investigation scheme, based on (a) 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,

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

2. Prior to the completion of the development hereby permitted, a verification report prepared by a competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that any remediation

scheme required and approved has been implemented in full and in accordance with the approved details (unless otherwise agreed in writing by the Local Planning Authority). 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.

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.

Kind regards