

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 01 June 2026 17:23:39 UTC+01:00
To: "Deborah Lynn" <deborah.lynn@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/1325

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 01/06/2026 5:23 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/1325
Address:	Garage Block Rear Of 34 To 56 America Lane Haywards Heath West Sussex
Proposal:	Demolition of existing garages and erection of 8 new dwellings (6 x one bedroom flats and 2 x two bedroom flats).
Case Officer:	Deborah Lynn

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Comments Details

	The proposed development involves the demolition of existing domestic garages and redevelopment for residential use. Whilst such uses are generally considered low risk, there remains the potential for localised contamination arising from historic vehicle maintenance activities, including the storage and handling of fuels, oils and other automotive fluids, as well as incidental spillages.
Comments:	Given the scale of garage provision on site, there is potential for cumulative small-scale impacts, albeit likely to be limited and localised in nature. The site is predominantly hardstanding, which may have reduced the likelihood of widespread contamination. In light of the proposed end use being residential, a more sensitive receptor, it is considered appropriate to adopt a precautionary but proportionate approach.

Accordingly, it is recommended that a phased contaminated land condition is attached to any planning permission, that will require at least a desk study and site walkover assessment. This will allow the level of risk to be established and, where appropriate, enable the site to be discharged at an early stage where no significant contamination is identified. Should risks be identified, further investigation and remediation are secured via the condition.

In addition, a discovery contamination condition should be applied to ensure that any previously unidentified contamination encountered during development is appropriately managed.

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
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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