
From: planninginfo@midsussex.gov.uk
Sent: 25 October 2023 15:23
To: planninginfo
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/23/2610

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 25/10/2023 3:23 PM from Mr Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/23/2610
Address:	Land South Of Hanlye Lane Longacre Crescent Cuckfield West Sussex
Proposal:	Residential development of 55 dwellings with vehicular and pedestrian access, car parking, open space, play space, landscaping and all other associated works
Case Officer:	Joseph Swift

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Comments Details

I have reviewed the combined phase 1 desktop study and phase 2 Site investigation report by Leap Environmental, ref: LP3210/DSP2, dated the 14th of March 2023.

The desk study has revealed the potential presence of contaminants on the site. This potential contamination stems from previous agricultural activities, possible infilling of a historic pit, the presence of a historical tank on site, existing made ground, and the presence of bonfires and fly-tipped waste on the site. Consequently, it was recommended that an intrusive investigation be conducted to determine the extent of contamination, if any.

Comments: Thus far, the intrusive investigation has not identified any issues with contaminants exceeding the general assessment criteria on the site. It's worth noting that some fly-tipping was observed in the northern part of the site, and there may be localised contamination beneath these materials. the report makes it clear. that it is advisable to conduct testing in this area once these materials are removed. Similarly, the small historical tank and relict structure in the southwestern corner may have localised made ground and possible localised contamination. Therefore, it is prudent to perform an inspection and consider testing beneath their footprint when they are removed.

Based on the findings, I recommend approving the application with the condition that appropriate measures be put in place to ensure that these sections of the site

are thoroughly investigated before any development proceeds, in accordance with the recommendations outlined in the report.

Recommendation: approve with the following conditions

1. Unless otherwise agreed in writing by the Local Planning Authority, 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 combined phase 1 desktop study and phase 2 Site investigation report by Leap Environmental, ref: LP3210/DSP2, dated the 14th March 2023 to investigate previously inaccessible areas of the site, and 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 (a) 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. 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.

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