

From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Sent: 19 November 2025 16:02:29 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: RE: DM/25/1168 - Annexe, Keysford, Treemans Rd, HK -Convert existing barn into a two bedroom ancillary accommodation.

Hi Anna,

Please find comments below:

The proposal involves converting a historic agricultural barn dating from the late 16th or early 17th century into residential use. Agricultural sites with such a long history often present contamination risks because of past activities. These may include the use and storage of pesticides, herbicides and fertilisers, fuel and oil spills from machinery, and the presence of hazardous building materials such as asbestos or lead-based paints introduced during later alterations.

Given the sensitive nature of the proposed end use, it is essential to ensure that the site is suitable for residential occupation and does not pose unacceptable risks to human health or the environment. The applicant should demonstrate that the land is either free from contamination or that appropriate remediation measures will be implemented. To achieve this, contaminated land conditions are recommended. These conditions will require a phased approach, beginning with a desk-based assessment and site walkover, followed by intrusive investigation if risks are identified, and culminating in a remediation strategy and validation report where necessary.

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.

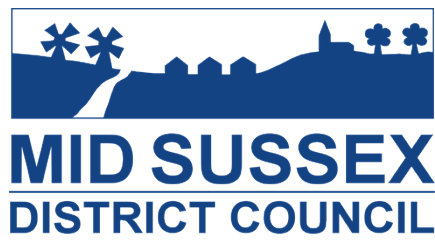
3. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together 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.

Many thanks,

Ollie

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“Working together for a better Mid Sussex”

From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 19 November 2025 11:30

To: Oliver Benson <Oliver.Benson@midsussex.gov.uk>

Subject: DM/25/1168 - Annexe, Keysford, Treemans Rd, HK -Convert existing barn into a two bedroom ancillary accommodation.

Hi Ollie

I have consulted you on this planning application today, which is a follow on application to a similar scheme under DM/24/1651, to which Adam Dracott responded on your behalf with the attached comments, which I reported as follows:

‘As this was previously a barn, I would expect to see at least a desktop study to consider any residual contamination risks from past uses. I cannot see that this has been provided. Therefore I would suggest that a standard phased contaminated land report is requested by a suitable condition, if the application progresses and gets permission.’

Please can you review the current application and confirm if you will make the same comments for the new proposal?

Thank you
Regards
Anna

Submit your planning application online.
<http://www.planningportal.gov.uk>

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