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Sent: 20 May 2025 15:48:50 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/1128

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 20/05/2025 3:48 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/1128
Address:	Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West
Proposal:	Second phase of the Western Bridge and Link Road, comprising the construction of a two-lane single carriageway road, with 3m shared surface (cyclist/pedestrian) on the west side of the highway, and a segregated 5m cycleway/footway on the east side. Connecting to the first phase of WBLR at the roundabout junction on the A2300. Provision of Western Bridge, spanning 71m, carrying the highway and cycleway/footway over the River Adur and floodplain, connecting with future phases at the eastern extent. Includes provision of access to future residential areas, signalised crossing points, earthworks, surface water and foul drainage infrastructure, utilities corridors, lighting and landscaping.
Case Officer:	Joseph Swift

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Comments Details

Much of the site has a history of agricultural use, which may be associated with potentially contaminative activities such as

Comments:	storage and use of biocides, pesticides, and herbicides Use of organic or industrial waste materials as fertiliser Fuel storage for agricultural machinery
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Possible burial or disposal of animal carcasses

While there is no evidence of contamination, these activities have the potential to have resulted in localised contamination. Given that the proposed development is for infrastructure (road and bridge), a non-sensitive end use, the overall risk is considered low.

However, due to the potential for encountering unexpected contamination during groundworks, it is recommended that a Discovery Strategy condition be attached.

Additionally, as the development includes works over the River Adur and its floodplain, the Environment Agency (EA) may wish to be consulted to ensure that any potential risks to surface water or groundwater are appropriately assessed and mitigated.

Recommended Condition:

1. 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.

Kind regards