

From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Sent: 28 March 2025 10:21:55 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: RE: Proposed contamination condition for DM/24/2912 - Equestrian Yard, London Road, Balcombe

Hi Anna,

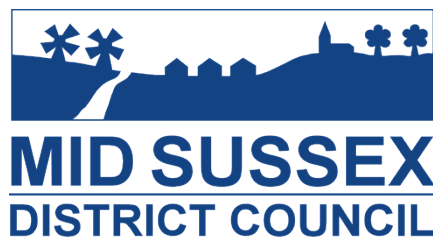
Yes, given the historical use of the stables and timber barn in conjunction with agricultural use, there is a potential for contamination from substances typically associated with agricultural activities. These may include biocides, fuels, or animal remains, which can cause localised contamination.

As such, I agree with the proposed conditions.

Thanks,

Ollie

Oliver Benson
Senior Environmental Health Officer
Environmental Protection Team
Tel: 01444 477 059
Email: oliver.benson@midsussex.gov.uk
Website: www.midsussex.gov.uk



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From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 28 March 2025 09:52
To: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Subject: Proposed contamination condition for DM/24/2912 - Equestrian Yard, London Road, Balcombe

Hi Ollie

As discussed these are the planning conditions that I am intending to recommend for the conversion of stables at this site to residential: (as you recommended recently for another barn conversion scheme)

13. 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, including the identification and removal of asbestos containing materials, shall each be submitted to and approved, in writing, by the local planning authority:

a) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- 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.

14. 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.

15. 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.

Please can you confirm that this is acceptable to you from a control of contamination point of view?

Thank you
Anna

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

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
Development Management

Tel: +44 (0)1444 477342
anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



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