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Sent: 10 March 2026 17:16:32 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0577

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 10/03/2026 5:16 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/0577
Address:	Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm Turners Hill Road Crawley Down West Sussex
Proposal:	Outline application (appearance, landscaping, layout and scale reserved), for the demolition of existing buildings and erection of up to 230 dwellings, a care home (use class c2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.
Case Officer:	Steven King

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Comments Details

Comments: The Desk Study Report by Geo-Environmental Services Ltd, ref GE23261 – DSRv2AP260130, and dated 30 January 2026 identifies possible contamination associated with former agricultural and poultry uses, made ground, asbestos within building fabric, and localised hydrocarbon and chemical residues. The report assigns a moderate risk to end users from shallow soils and recommends intrusive investigation to confirm ground conditions and refine the conceptual site model.

In line with the report's recommendations, a phased contaminated

land condition is required to secure a full Phase 2 investigation, risk assessment, and any remediation necessary to make the site suitable for its proposed use, followed by a validation report to confirm the works have taken place as needed. Given there is also always the potential for unexpected contamination, as the whole site cannot be tested, a discovery strategy condition is also necessary to ensure that any previously unidentified contamination encountered during groundworks is appropriately assessed and addressed.

Subject to these conditions, I raise no objection.

Recommendation: Approve with conditions:

1. Prior to the commencement of development, excluding demolition and site clearance (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 shall be submitted to and approved in writing by the Local Planning Authority:

a) A site investigation, based on the Desk Study Report by Geo-Environmental Services Ltd, ref GE23261 – DSRv2AP260130, and dated 30 January 2026 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,

b) 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. The development hereby permitted shall not be occupied or 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 Local Planning Authority) shall be carried out until a method statement identifying and assessing the risk and proposing remediation measures, together with a programme, has been submitted to and approved in writing by the Local Planning Authority. 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 Local Planning Authority. 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