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Sent: 21 January 2026 11:20:24 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0111

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 21/01/2026 11:20 AM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/26/0111
Address:	Old Mill House Cowfold Road Bolney Haywards Heath West Sussex RH17 5SE
Proposal:	Demolition of 3no. existing stable buildings and the construction of a detached three-bedroom dwelling - Self Build
Case Officer:	Stefan Galyas

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Comments Details

I have reviewed the application for the demolition of three existing stable buildings and the construction of a detached three-bedroom dwelling. Based on the information available, including the known use of the buildings for equestrian and agricultural purposes, the site appears to be generally low risk from a contaminated land perspective.

Comments: The historic use of the site is not indicative of industrial activity, and there is no evidence to suggest widespread or significant contamination. However, in rural and agricultural settings there remains a small possibility that past activities may have involved the incidental storage or maintenance of vehicles, machinery or equipment, or the storage and use of oils, fuels or lubricants, which can on occasion result in localised contamination arising from leaks or spillages.

Residential development represents a sensitive end use, and the proposed demolition and groundworks could uncover such contamination in isolated areas, albeit this is considered unlikely based on the known site history. On this basis, while a full phased contaminated land investigation is not considered necessary or proportionate, a precautionary unexpected contamination discovery condition is recommended. This would ensure that, in the unlikely event that contaminated materials are encountered during demolition or construction works, these are appropriately assessed and managed to protect future occupiers.

Subject to the inclusion of such a condition, I raise no objection to the proposal on contaminated land grounds.

Recommendation: Approve with the following 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 LPA.

Kind regards