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Sent: 07 January 2025 11:41:30 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/24/3077

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 07/01/2025 11:41 AM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/24/3077
Address:	Sussex House Perrymount Road Haywards Heath West Sussex RH16 1DN
Proposal:	Demolition of the existing buildings and construction of a new food store (Use Class E(a)), with access, car and cycle parking, landscaping and associated works
Case Officer:	Susan Dubberley

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Comments Details

Following a review of the Phase 2 Contaminated Land Report, I acknowledge that the site investigation has not identified any significant contamination within the soil or groundwater samples tested, and the overall risk level for contamination is considered low. The report appropriately concludes that no further assessment or remediation is required based on the findings.

Comments: However, I recommend that a Discovery Strategy be implemented during the construction phase. While the investigation has provided valuable data, there is always a risk that contamination may be present between the testing locations, which has not been detected. The Discovery Strategy will require construction works to stop immediately if any olfactory (smell) or visual signs of contamination are observed during excavation or ground works.

In the event that such signs are encountered, further investigation will be necessary to assess the extent and nature of the contamination. The results of this investigation must be submitted to the council for approval before any works recommence. This approach will ensure that any unforeseen contamination is appropriately assessed and managed.

In summary, although no significant contamination has been found, the implementation of a Discovery Strategy is essential to mitigate the risks of encountering contamination that was not detected during the site investigation.

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 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.

Kind regards