

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 03 March 2026 17:15:48 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0165

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 03/03/2026 5:15 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/0165
Address:	Wishing Wells Farm Shop Green Field Farm London Road Hickstead Haywards Heath West Sussex RH17 5LZ
Proposal:	Development of a new building to accommodate horse lorries, associated offices and a valeting facility for high-end vehicles. Replacement and upgrade of a retail premises with dedicated customer parking. Removal and re-positioning of new gates. Solar panels and electric vehicle charging points.
Case Officer:	Andrew Watt

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Comments Details

Comments:	A Phase 1 geo-environmental assessment has previously been undertaken for this site by Land Science, dated 15th July 2022, ref LS6155, and was submitted under application DM/22/3130. This report identified the site as presenting a high risk in relation to land contamination, primarily due to the close proximity of a historical landfill and the current and former agricultural use. The assessment concluded that an intrusive ground investigation is required to further characterise the Made Ground, assess potential contaminants associated with historic farmyard activities, and evaluate any potential migration pathways from the nearby landfill. Although the proposed development has changed, the underlying ground conditions and risk factors remain the same. The
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combination of Made Ground, historic agricultural activity, and the presence of a former landfill of unknown composition means that the site cannot be considered low risk. The Phase 1 report recommends a phased intrusive investigation including soil sampling, targeted testing (metals, hydrocarbons, pesticides, etc), ground gas monitoring along the eastern boundary, and installation of shallow standpipes to assess gas and vapour risk and the potential for lateral migration.

Given these findings, a standard phased contaminated land condition remains necessary. In addition, a discovery strategy is necessary so that any previously unidentified contamination encountered during construction is appropriately assessed and remediated prior to further works.

On this basis, it is recommended that the following conditions are attached should the application be approved:

1. 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, shall each be submitted to and approved, in writing, by the local planning authority:

a) A preliminary risk assessment which has identified:

- o all previous uses
- o potential contaminants associated with those uses
- o a conceptual model of the site indicating sources, pathways and receptors
- o potentially unacceptable risks arising from contamination at the site

and unless otherwise agreed in writing by the Local Planning Authority,

b) A site investigation, 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.

2. 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.

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 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