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Sent: 03 March 2026 17:40:02 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0171

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 5:40 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/0171
Address:	Oak Tree Caravan Bishopstone Lane Ansty Haywards Heath West Sussex RH17 5AR
Proposal:	Replace existing caravan and 2x outbuildings with new permanent dwelling
Case Officer:	Andrew Watt

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Comments Details

Comments: The proposal involves replacing an existing caravan, a domestic garage and associated outbuildings. While the overall risk of contamination on this type of small domestic site is low, the presence of former structures, associated hardstanding and possible made ground means there remains a residual risk that unexpected contamination could be present. To ensure that any such issues are identified and properly addressed during the redevelopment, I recommend that a standard Discovery Strategy condition is applied.

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

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