

From: Oliver Benson <oliver.benson@midsussex.gov.uk>
Sent: 30 July 2026 14:13:23 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Subject: DM/23/2699 - SR/26/2899 Land South And West Of Imberhorne Upper School
Imberhorne Lane East Grinstead West Sussex

Hi Steve,

I have reviewed the following documents submitted in support of this application:

- Supplementary Geoenvironmental Assessment for Imberhorne Lane Parcel A, by Merebrook Consulting Ltd, Ref: GEA-21949ba-25-14 Rev B and dated March 2026.
- Supplementary Geoenvironmental Assessment for Imberhorne Lane Parcel B, by Merebrook Consulting Ltd, Ref: GEA-21949ba-25-18 Rev B and dated March 2026.
- Supplementary Geoenvironmental Assessment for Imberhorne Lane (Rest of Site), by Merebrook Consulting Ltd, Ref: GEA-21949ba-25-15 Rev A and dated March 2026.

The submitted reports show the results of an intrusive site investigation and contamination risk assessment. The investigations include assessment of soil, groundwater and ground gas, together with updated conceptual site models and risk assessments. The reports conclude that no significant contamination has been identified within the assessed development parcels and that no remediation measures or ground gas protection measures are required.

I note that the report relating to the Remaining Areas identifies a historic landfill within the south-eastern part of the wider site and recommends further assessment for this area should proposals come forward for that area in the future. However, that landfill area has not been assessed as part of the current development parcels and is identified within the report as requiring separate consideration should future development proposals be advanced.

I have given particular consideration to the ground gas assessment given the proximity of the historic landfill. The reports acknowledge landfills as potential gas sources and assess the risk accordingly. Across the development parcels, Merebrook installed 3 gas monitoring wells within Parcel A, 4 gas monitoring wells within Parcel B and 8 gas monitoring wells within the Remaining Areas parcel. The reports confirm that gas monitoring was undertaken on six separate occasions between 18 December 2024 and 6 March 2025, with monitoring including methane, carbon dioxide, oxygen, carbon monoxide, hydrogen sulphide, borehole flow rates, atmospheric pressure and groundwater levels.

The submitted monitoring data and risk assessments conclude that there is no significant risk from ground gas to the development parcels and that gas protection measures are not required. On that basis, I am satisfied that the ground gas risks to the development parcels currently under consideration have been adequately characterised.

On this basis, I have no objection to the discharge of Conditions 30 for the current outlined areas.

In relation to Condition 32, the submitted investigations conclude that no remediation is required within the assessed development parcels. As such there is no remediation scheme to implement, and there is nothing requiring verification. Therefore, condition 32 can also be discharged.

I do not however recommend discharge of Condition 34. This remains a watching brief condition and should stay in place throughout the construction phase. Whilst the submitted investigations did not identify significant contamination, the possibility remains that previously unidentified contamination could be encountered during groundworks. The condition should therefore remain operative and be complied with should unexpected contamination be discovered.

Kind regards,

Oliver

Oliver Benson
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-----Original Message-----

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>
Sent: 17 July 2026 15:43
To: Oliver Benson <oliver.benson@midsussex.gov.uk>
Subject: Service request - SR/26/2899 Land South And West Of Imberhorne Upper School Imberhorne Lane East Grinstead West Sussex

Oliver Benson

This is sent from an unmonitored address, please do not respond.

Please see attached Service Request
SR/26/2899

Type: Contaminated land - consultation.

Details: We would be grateful for your comments by 7th August 2026 Please return your comments directly to the case officer, Steven King Application details and documents can be viewed at the following web address:

<https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.midsussex.gov.uk%2Fonline-applications%2F&data=05%7C02%7C0liver.benson%40midsussex.gov.uk%7Cdf36cee12506488eb62008dee411b977%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639198962115150423%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslAiOiJXaW4zMilslkFOljoit>

<WFpbCisIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Z7z7YI5BjKsRBRUPf3smnKrxPzXDYnq0P0VG%2BKdMpoi%3D&reserved=0>

Please note that there may be a delay of up to five days from the date of this consultation before documents appear on our website.

Consultee: Contaminated Land

Reference: DM/26/1738

Proposal Discharge of conditions 30, 32 and 34 relating to DM/23/2699.

Regards

Communities Support Team

Mid Sussex District Council