

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 18 December 2024 16:36:19 UTC+00:00
To: "Hamish Evans" <hamish.evans@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/24/2958

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 18/12/2024 4:36 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/24/2958
Address:	Holmbush Farm Isaacs Lane Haywards Heath West Sussex RH16 4RY
Proposal:	Engineering works to create a clean water storage lagoon to provide off mains drinking water for the cattle housed at the unit. Works include the excavation and stockpiling of topsoil and carrying out of cut and fill operations to create the lagoon. The stored topsoil will be spread over the area of the works.
Case Officer:	Hamish Evans

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Comments Details

Comments:

The site has historically been used for agriculture, indicating a low risk of contamination. The field is situated near a historically infilled area (circa 1938), containing unknown materials, along the southern boundary of the field. While the proposed works are unlikely to directly intersect with the infilled area, mapping from this period can sometimes be inaccurate, and there remains a potential risk of contamination from migration. However, given the distance between the proposed excavation and the infill, as well as the gradient, the likelihood of contamination affecting the proposal appears low.

Additionally, as the application continues the agricultural use of the land, and provided proper measures are taken during construction

(e.g., using an impermeable liner for the lagoon), it does not appear to significantly increase the sensitivity of the site.

Given the above, I suggest a discovery strategy be employed during excavation. This would involve proceeding with works while being vigilant for any visual or olfactory evidence of unusual substances in the soil. Should any signs of contamination be detected, work should cease, and a more detailed investigation should be conducted to assess the nature and extent of the contamination.

Given that the proposal involves a water storage lagoon for animal use, I would also recommend consulting the Environment Agency for their comments, particularly regarding water quality and potential environmental risks.

I recommend approval 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