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From: [MacKenzie, John](#)

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To: stuart.malcolm@midsussex.gov.uk

Cc: planninginfo@midsussex.gov.uk [Naylor, Richard](#) [Williams, Neil](#) [Scullion, Thomas](#)

Subject: DM/24/0446 - Land off Scamps Hill - Contaminated Land Comments

Importance: Normal

Sensitivity: None

Dear Stuart,

We write further to the initial consultation response, on the above application, from the Contaminated Land team (submitted 28 February 2024). This states the following:

I have reviewed the Phase 1 Geoenvironmental Assessment (desktop study) conducted by Lees Roxburgh Consulting Engineers, reference number: 6534/R1, dated February 2024.

The conceptual site model suggests that the site presents a low risk to receptors, considering all potential sources of contamination. This assessment is reinforced by section 5.2.2, which states, 'No specific sources of environmental risk have been identified.'

Nevertheless, the report proposes the necessity of a Phase 2 Geoenvironmental Assessment (Site Investigation). Given the assertion of low risk and the absence of identified environmental hazards, it would be beneficial to understand the rationale behind this recommendation for further intrusive investigation. Specifically, clarity is needed on the specific risks that will be assessed further.

Upon clarification of these points, I will be able to provide formal comments and recommend appropriate conditions.

As referred to in the consultation response the Phase 1 assessment (which is based on a desk study and site walkover) concludes that no specific sources of environmental risk have been identified and the overall risk of contamination is low. The implication of this is that there will not be any insurmountable ground contamination or geoenvironmental issues associated with the release of the site for housing development, as proposed.

Notwithstanding this conclusion, this does not obviate the need for a more detailed and intrusive Phase 2 assessment to be undertaken (post outline permission), prior to the detailed design of the scheme and construction. The Phase 2 assessment is done procedurally on every site, to inform foundations/roads/drainage design and any measures required to mitigate environmental risk, as part of a process of due diligence, prior to disposal of the site to a house builder. The recommendation for the Phase 2 assessment should not give rise to any concern that there is any specific environmental contamination risk. The need for a Phase 2 assessment is routinely secured by planning condition on any outline planning permission, as I'm sure you will be aware.

On the basis of the above, we trust that the contaminated land officer can provide a formal consultation response recommending appropriate conditions. If there are any specific queries of a technical nature we would be more than happy to arrange for a Teams call with our consulting engineers to discuss these.

We look forward to seeing the formal consultation response in due course.

Kind regards

John

John MacKenzie

Planning Director

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