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Sent: 22 December 2025 14:58:41 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/25/3225

Wishing you a Merry Christmas and a Happy New Year. Although our offices and phone lines are closed for the Christmas period from 4pm on 24th December 2025 and reopening on Monday 5th January 2026, most of our services can be accessed online through our [website](#).

All emails will be responded to on our return on 5th January.

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 22/12/2025 2:58 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/3225
Address:	Townhouse Farm Church Lane Ardingly Haywards Heath West Sussex RH17 6UR
Proposal:	Discharge of planning conditions No: 3,4,5,6,7 and 12 relating to planning application DM/25/2331
Case Officer:	Joanne Fisher

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Comments Details

Comments:	I have reviewed the Membrane Testing Solutions Ltd Ground Gas Verification Plan dated December 2025 (Ref: MTS.VP.992-BA Rev B) and the Wykamol Group Specification dated 5th September 2024 (Ref: WYK/SW/AD/TF). The Phase II Site Investigation Report (Ref: P4271.2.1) identified ground gas as the a CS-3 risk at this site. The submitted documents provide a detailed remediation approach for this risk, including the design and installation
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requirements for the gas protection system in accordance with BS8485:2015+A1:2019 and a structured verification methodology setting out how the works will be inspected and validated once completed.

This satisfies the part of Condition 12 that requires a remediation strategy showing how compliance will be demonstrated. However, the condition also requires that a verification report be submitted and a watching brief during construction. These elements cannot be addressed until the works have been carried out. The actual verification report will need to be submitted after installation.

On this basis, approval can be given for the remediation strategy, but Condition 12 cannot be fully discharged until the works are complete and the final verification report and any required documentation for the watching brief are submitted.

Kind regards