

**From:** Oliver Benson <Oliver.Benson@midsussex.gov.uk>  
**Sent:** 13 February 2025 11:14:12 UTC+00:00  
**To:** "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>  
**Subject:** RE: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/25/0034.

Hi Rachel,

I've been out to site this morning, and the photos make sense now. The site is on a gradient, and the sleepers are on one or two sides of each garden to create a retaining wall. The photos do appear to show that each garden pictured has a 600mm depth cleared, which was then filled with clean soil.

However, the site visit has raised other issues:

- Only 4 of the 5 gardens have been excavated, so the final garden has had no remediation at this stage.
- There is soft landscaping at the front, and we have no photos or details relating to remediation here.
- The builders confirmed they had sent photos of the membrane being laid, so this should be provided.

On this basis, in order to proceed, I would require the following:

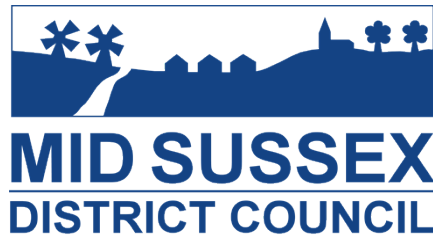
- Photos to show that the final rear garden plot has been excavated and remediated.
- Details and photos to show the soft landscaping at the front has been remediated.
- Photos of the membrane laid and the bottom of the cover systems.
- Written confirmation from the water company that it has been agreed that barrier piping is not required.

Once this information is submitted, I will be able to recommend approval of condition 8.

Many thanks,

Ollie

Oliver Benson  
Senior Environmental Health Officer  
Environmental Protection Team  
Tel: 01444 477 059  
Email: [oliver.benson@midsussex.gov.uk](mailto:oliver.benson@midsussex.gov.uk)  
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“Working together for a better Mid Sussex”

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**From:** Oliver Benson <Oliver.Benson@midsussex.gov.uk>

**Sent:** 10 February 2025 17:00

**To:** Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>

**Subject:** RE: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/25/0034.

Hi Rachel,

I'm actually going to go to site on this one.

I'm slightly confused by the raised planters. If all of soft landscaping is in raised planters, I can't quite understand why excavation was needed.

I think I just want to be clear on what has occurred and that's not obvious from the photos.

I also did mean confirmation from the water company about the barrier pipping, such as copy of an email or letter from them to be included in the appendix.

I'll go to site Thursday and get back to you.

Thanks,

Ollie

Oliver Benson  
Senior Environmental Health Officer  
Environmental Protection Team  
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Website: [www.midsussex.gov.uk](http://www.midsussex.gov.uk)



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**From:** Rachel Richardson <[Rachel.Richardson@midsussex.gov.uk](mailto:Rachel.Richardson@midsussex.gov.uk)>  
**Sent:** 03 February 2025 14:02  
**To:** Oliver Benson <[Oliver.Benson@midsussex.gov.uk](mailto:Oliver.Benson@midsussex.gov.uk)>  
**Subject:** FW: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/25/0034.  
**Importance:** High

Hi Oli,

I've received the attached in relation to the above discharge of conditions application and outstanding information you've requested.

Is this information satisfactory in meeting the requirements of condition 8 of the appeal decision AP/21/0034 following refusal of DM/20/1470 please?

Many thanks,

Rachel.

**Rachel Richardson** Bsc (Hons) DIP TP MRTPI  
Senior Planning Officer  
Development Management  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)  
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

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**From:** [alex@lightboxarchitecture.com](mailto:alex@lightboxarchitecture.com) <[alex@lightboxarchitecture.com](mailto:alex@lightboxarchitecture.com)>  
**Sent:** 30 January 2025 18:23

**To:** Rachel Richardson <[Rachel.Richardson@midsussex.gov.uk](mailto:Rachel.Richardson@midsussex.gov.uk)>

**Subject:** Re: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/25/0034.

**Importance:** High

You don't often get email from [alex@lightboxarchitecture.com](mailto:alex@lightboxarchitecture.com). [Learn why this is important](#)

Hi Rachel,

Please find updated report from the applicant, which hopefully addresses the issues raised.

Kind Regards

**Alex Beattie RIBA**  
Chartered Architect  
Director Lightbox Architecture Limited

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On 20 Jan 2025, at 14:07, Rachel Richardson  
<[Rachel.Richardson@midsussex.gov.uk](mailto:Rachel.Richardson@midsussex.gov.uk)> wrote:

Dear Alex,

**Planning condition 8 of appeal AP/21/0034. Workshop and Garages, North Road, Haywards Heath.**

Please below and provide the information requested to reassess the position.

Kind regards,

Rachel.

**Rachel Richardson** Bsc (Hons) DIP TP MRTPI  
Senior Planning Officer  
Development Management  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)  
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

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**From:** [planninginfo@midsussex.gov.uk](mailto:planninginfo@midsussex.gov.uk) <[planninginfo@midsussex.gov.uk](mailto:planninginfo@midsussex.gov.uk)>  
**Sent:** 20 January 2025 12:06  
**To:** Rachel Richardson <[rachel.richardson@midsussex.gov.uk](mailto:rachel.richardson@midsussex.gov.uk)>  
**Subject:** Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/25/0034

## 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 20/01/2025 12:05 PM from Oliver Benson on behalf of Environmental Protection.

### Application Summary

|               |                                                                            |
|---------------|----------------------------------------------------------------------------|
| Reference:    | DM/25/0034                                                                 |
| Address:      | Workshop And Garages North Road Haywards Heath West<br>Sussex RH16 3NJ     |
| Proposal:     | Discharge of condition on 8 of planning appeal AP/21/0034<br>(DM/20/1470). |
| Case Officer: | Rachel Richardson                                                          |

[Click for further information](#)

## Comments Details

Comments:

I have reviewed the Stage 4 Validation Report concerning the remediation measures for the presence of PAHs. The original remediation statement specified that all gardens would require a 600mm cover system, involving the removal of existing soil, installation of a geo-textile membrane, and placement of clean soil. The remediation report also stated that it would be confirmed if barrier pipping was required.

The validation report indicates the following:

- The appendix contains four photos of several planters with a 600mm depth have been installed.
- Waste transfer notes confirm the removal of contaminated soil.
- Testing results for the clean soil brought to the site have been provided.
- There is a statement in the report that barrier piping was deemed unnecessary.

To ensure comprehensive compliance with the remediation requirements, I request the following clarifications and additional evidence:

1. Barrier Piping Confirmation:
  - Please provide confirmation from the water company that barrier piping was not required for this project.
2. Garden Construction Details:
  - Were all gardens constructed using planters with a 600mm depth? If not, please provide additional photographs or documentation to confirm that all garden areas for the six properties were excavated to the required 600mm depth.
3. Geo-Textile Membrane Installation:
  - There are no photographs showing the installation of the geo-textile membrane. Is the author of the validation report satisfied that there is sufficient evidence to confirm the membrane was properly installed?

These clarifications and additional evidence are necessary to ensure that the remediation measures have been fully and effectively implemented, and will allow me to make a recommendation on whether condition 8 should be discharged.

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Kind regards

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