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Sent: 30 October 2025 10:20:59 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/2463

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 30/10/2025 10:20 AM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/25/2463
Address:	The Barn House Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AG
Proposal:	Conversion of the existing timber framed barn outbuilding in to living accommodation for guests of the main house.
Case Officer:	Anna Tidey

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Comments Details

Comments:	The site comprises a late 18th century open-fronted barn historically used for cattle housing. It appears it is currently used for outdoor dining and wood storage, with modern concrete hardstanding installed.
	An inspection of our records of the site and surrounding area did not identify any obvious signs of potential contamination, other than the low risk associated with agricultural use. There is no evidence of fuel storage, machinery storage, chemical use, or waste disposal at the site that would typically raise concern. The current use appears low-risk, and the modern hardstanding may offer some protection against any potential exposure to underlying soils.
	However, due to the barn's historical agricultural use, there remains a low potential for residual contamination from the potential storage of items such as biocides, fuels, animal corpses etc. On this basis, I

would recommend a discovery strategy be attached to the application, so that in the event that contamination is identified during ground works, that works stop until such time that a further assessment has been made, and remediation methods put in place if needed.

Recommendation: Approve 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 Local Planning Authority.

Kind regards