

**From:** alex@lightboxarchitecture.com <alex@lightboxarchitecture.com>  
**Sent:** 30 January 2025 18:22:54 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.  
**Attachments:** 39368 - Phase 4 Validation Report - North Road, Haywards Heath - Rev 1 - January 2025.pdf  
**Importance:** High

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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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Our core studio hours for 2023 are Tuesday - Friday 0800-1800



On 20 Jan 2025, at 14:07, Rachel Richardson  
<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  
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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

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## 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 pipping 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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