

From: Katie Martin <katie.martin@savills.com>
Sent: 18 September 2026 19:26:28 UTC+01:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Subject: RE: DM/26/1945
Attachments: image012.png, IMG_1922.jpeg

Hi Joseph

Please see a response from the contamination consultant below:

Ground Gas

It's unlikely gas protection shall be required, however, to provide assurance of this we recommended further gas monitoring targeting worst-case weather conditions which is when atmospheric pressures are (ideally rapidly) falling to below 1000mB.

Following the very fine summer we've experienced persistent high pressure this hasn't been possible.

We therefore propose to await low pressure fronts, possibly during Oct/Nov/Dec and complete a further three rounds of monitoring in order to target worst-case conditions to conclude the risk assessment.

Asbestos Deviations

We use (amongst others) i2 Analytical Limited (Normec i2 Analytical). Their preferred asbestos sampling tub is the smaller white plastic one shown on the left of the attached photograph. At the time of the investigation we'd run out of small tubs and couldn't get more dispatched, so we used the larger white tub (on the right)

From a technical aspect, use of the larger tubs (which other laboratories accept), provides a greater mass and in doing so a greater possibility of capturing asbestos fibres within a soil sample simply because a larger and more representative sample is submitted.

I2 deviate because they want the smaller tub as it's easier for them to distribute and process. In practice the large sample/tub is more representative.

Thus, in my view the deviation does not impact the result. By contrast, if we had requested hydrocarbon or organics analysis from a sample within a plastic tub and not an amber glass jar – this would be a credible deviation.

Kind regards,

Katie Martin BSc (Hons) MSc MRTPI
Senior Planner
Planning



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From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Sent: 15 September 2026 12:43

To: Katie Martin <katie.martin@savills.com>

Subject: DM/26/1945

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Good afternoon Katie,

RE: Discharge of condition no 4 relating planning application DM/23/3250

AT: Land West Of Selsfield Road, Ardingly, West Sussex

REFERENCE: DM/26/1945

The Councils Contaminated Land Officer has provided the following comments:

'I have reviewed the Preliminary Risk Assessment and Site Investigation by Airon Associates Limited, dated July 2026, ref: 26-186.01. Whilst the report satisfactorily addresses the requirements of Part (a) of the condition, I do not consider that Parts (b) and (c) have been adequately addressed at this stage.

The report includes a preliminary risk assessment, intrusive site investigation. However, the submitted assessment confirms that the single round of gas monitoring was not undertaken during worst-case conditions and explicitly recommends that further monitoring is required to complete the gas risk assessment. The report concludes that a prolonged period of gas

monitoring should be undertaken to complete the assessment and determine whether any gas protection measures are required.

As the consultant has identified the need for further monitoring before the gas risk assessment can be finalised, I am not satisfied that sufficient information has been provided to complete the detailed assessment of risk required by Part (b) of the condition. Consequently, the requirements of Part (c) have also not been met, as any remediation or gas protection measures cannot be fully determined until the gas risk assessment has been completed.

Should the applicant's consultant consider, in light of the site history, conceptual site model and available guidance, that further ground gas monitoring is not necessary, a revised technical justification should be submitted explaining why the gas risk assessment can be considered complete without additional monitoring. This is a matter for the applicant's consultant to justify and demonstrate.

In addition, whilst the report concludes that asbestos was not detected within the samples tested, the laboratory certificates record sample deviations for all asbestos analyses, noting "incorrect container/insufficient material provided". The submitted report does not discuss these limitations or provide confirmation that the laboratory considered the asbestos results to remain valid despite the recorded deviations. Clarification should therefore be provided to demonstrate that the asbestos assessment is sufficiently robust.

The condition should therefore not be discharged at this time. Further ground gas monitoring should be undertaken in accordance with the recommendations of the submitted report, or alternatively a revised technical justification provided demonstrating why additional monitoring is not required. The results, together with a final contamination risk assessment and any necessary remediation strategy, should then be submitted for review. Clarification should also be provided regarding the validity of the asbestos analysis results.'

As you can see, I will require some additional information in order to discharge this condition, the additional information can be emailed to me directly.

Kind regards

Joseph Swift BA (Hons) MPLAN
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