

From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Sent: 11 August 2025 16:33:31 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: RE: DM/25/1753: Tanyard Manor, Horsted Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4HY

Hi Catherine,

Thanks for forwarding the consultants comments. No apologies needed.

This was a tricky one originally, as I believe it is a case where either a full phased contaminated land condition or a discovery-only approach could both be justified. That said, I note the following points raised by the consultant:

- The site use is not changing.
- Ground disturbance is limited.
- No visible signs of contamination are present near the existing tank.
- The underlying geology of Wadhurst Clay Formation is of low permeability, reducing the risk of contaminant migration.

Given these factors, and the relatively low likelihood of widespread contamination, I am inclined to agree that the full phased condition I recommend may not be proportionate, and that the discovery condition alone will ensure works stop if excavation works do find any olfactory or visual evidence of hot spots of contamination. This will allow works to go ahead without delay while still ensuring any issues found are dealt with.

I would still recommend that the EA be consulted due to the site's proximity to a tributary of the River Ouse, however it is worth noting that they may not respond given the relatively low risk associated with this site and the EA's current resource constraints. Nonetheless, their guidance advises consultation in such cases, and it would be good to make them aware of the proposal.

Hope that's ok. Happy to discuss .

Kind regards,

Ollie

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“Working together for a better Mid Sussex”

From: Catherine Cardin <catherine.cardin@midsussex.gov.uk>

Sent: 11 August 2025 15:44

To: Oliver Benson <Oliver.Benson@midsussex.gov.uk>

Subject: FW: DM/25/1753: Tanyard Manor, Horsted Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4HY

Hello Oliver,

DM/25/1753: Tanyard Manor, Horsted Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4HY

I've received the attached response in relation to your consultation response for the above application. Please can you advise as to whether this would affect your consultation response? Please let me know if this is easier to discuss. This is the first application I have received which involves contaminated land so please accept my apologies for my ignorance!

Many thanks,

Catherine

From: Tracy Perry-Stere <Tracy@jamesclague.co.uk>

Sent: 31 July 2025 16:14

To: Catherine Cardin <catherine.cardin@midsussex.gov.uk>; Ryan Hagan <ryan@er-productions.com>

Subject: Re: DM/25/1753: Tanyard Manor, Horsted Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4HY

You don't often get email from tracy@jamesclague.co.uk. [Learn why this is important](#)

Dear Catherine,

Thank you for your early notification of this requirement. We have consulted on this matter with a specialist and attach their response for your consideration.

Hopefully their suggestion would remove the requirement for this pre-commencement condition especially as this is essential upgrading of the heating and drainage to an existing dwelling which urgently requires implementation to allow the family to move into the property.

Kind regards,

From: Catherine Cardin <Catherine.Cardin@midsussex.gov.uk>
Subject: DM/25/1753: Tanyard Manor, Horsted Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4HY
Date: 23 July 2025 at 14:17:53 BST
To: "info@jamesclague.co.uk" <info@jamesclague.co.uk>

Dear James,

DM/25/1753: Tanyard Manor, Horsted Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4HY

I am writing regarding the above planning application.
In line with The Town and Country Planning (Pre-commencement Conditions) Regulations 2018, agreement must be sought for any pre-commencement conditions before they are attached to any consent. In line with the consultation response from MSDC Contaminated Land (attached for reference), I would consider the following pre-commencement condition to be necessary:

1. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site, shall each be submitted to and approved, in writing, by the local planning authority:

- a) A preliminary risk assessment which has identified:
 - o all previous uses
 - o potential contaminants associated with those uses
 - o a conceptual model of the site indicating sources, pathways and receptors
 - o potentially unacceptable risks arising from contamination at the site

and unless otherwise agreed in writing by the Local Planning Authority,

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

and, unless otherwise agreed in writing by the Local Planning Authority,

c) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

This condition is required to be pre-commencement as they would relate to the construction works. Please be advised that other conditions may be considered necessary, subject to receiving consultation responses from other consultees.

Please can you confirm if this condition is agreeable.
Kind regards,
Catherine

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