

From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Sent: 10 February 2025 16:59:59 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'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
Tel: 01444 477 059
Email: oliver.benson@midsussex.gov.uk
Website: www.midsussex.gov.uk



"Working together for a better Mid Sussex"

From: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Sent: 03 February 2025 14:02
To: Oliver Benson <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
01444 477 224

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

From: alex@lightboxarchitecture.com <alex@lightboxarchitecture.com>
Sent: 30 January 2025 18:23
To: Rachel Richardson <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. [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

alex@lightboxarchitecture.com
www.lightboxarchitecture.com

+44 7754 093827 office
+44 7712 132600 mob

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
www.midsussex.gov.uk
01444 477 224

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

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 January 2025 12:06
To: Rachel Richardson <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 Sussex RH16 3NJ
Proposal:	Discharge of condition on 8 of planning appeal AP/21/0034 (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.

Kind regards

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.