

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 February 2026 16:26:12 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0374

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 23/02/2026 4:26 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/0374
Address:	Birch Trees Farm Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AG
Proposal:	Discharge of condition nos 3, 4 and 5 relating to planning application DM/25/2332
Case Officer:	Hamish Evans

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Comments Details

I have reviewed the Phase 2 Contamination Assessment by Land Science dated 23 January 2026 (ref. LS8990A) and the Remediation Method Statement by Land Science dated 30 January 2026 (ref. LS9118). Based on the information provided, I am satisfied that the overall contamination risks are low and that the proposed remediation measures are appropriate.

Comments: At TP01, the report confirms that the original plan to excavate all made ground may not be possible due to a root protection zone. The report states that they will try to put in a 6000mm covering layer, but if tree roots are encountered before achieving the proposed 600 mm excavation depth, a geotextile membrane will be installed and clean cover soil placed above. From a contaminated land perspective, this approach is acceptable and will achieve the required break layer. Any arboricultural implications fall outside the scope of contaminated land.

At TP04, the Made Ground containing a fragment of cement-bound chrysotile asbestos is located beneath the footprint of the proposed dwelling. As this area will not form part of any future exposure pathway to site users, I have no further comments. Care during construction is a health and safety matter for the developer, not a planning consideration.

The proposed use of barrier pipework for potable water services is appropriate, provided the installation follows the specification set out in the RMS.

A verification report will be required once the remedial works have been completed.

Based on the submitted reports I can recommend that Condition 3 be approved.

Kind regards