

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 22 April 2026 15:52:50 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0588

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 22/04/2026 3:52 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/0588
Address:	Havelock Farm Wakehurst Place Selsfield Road Ardingly Haywards Heath West Sussex RH17 6TN
Proposal:	Discharge of planning conditions 1, 2, 5, 7, 8, 11, 12, 13, 14, 15, 16, 22, and 24 of application DM/25/2774.
Case Officer:	Katherine Williams

[Click for further information](#)

Comments Details

Comments:	The submitted Ground Gas Risk Assessment Technical Note by Pick Everard, ref. 260296 and dated 21st April 2026 has been reviewed alongside the original MC/EBE/210453/17-2/R002 Phase II Geo-Environmental Site Investigation. The technical note provides a clear justification for departing from the earlier recommendation for additional ground-gas monitoring. On the basis of the site-specific conceptual ground model, geological setting and the original gas monitoring data, the report confirms that no credible ground-gas source is present and that the detected concentrations are consistent with background microbial respiration within newly formed boreholes. The submitted assessment demonstrates that the ground-gas risk has been fully characterised in accordance with BS 8485, CL:AIRE RB17 and Environment Agency Land Contamination Risk Management guidance.
-----------	--

The conclusion that the site can be assigned Characteristic Situation 1 (very low risk), with no requirement for further monitoring, remediation or ground-gas protection measures, is considered robust and appropriately justified.

On this basis, Conditions 13 and 24 are recommended for discharge.

Kind regards