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Sent: 08 April 2025 13:24:01 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/0943

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 08/04/2025 1:24 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/0943
Address:	Townhouse Farm Cottages Church Lane Ardingly West Sussex RH17 6UR
Proposal:	Discharge of planning conditions nos 3, 4, 5, 6, 9, 10, 14 and 17 to DM/24/3126.
Case Officer:	Joanne Fisher

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Comments Details

Comments:	The report submitted by the applicant indicates that a kerosene heating oil spill occurred at No.1 and No.2 Townhouse Cottages, Ardingly, in 2021. Remediation efforts were completed in 2024, and validation samples from the remaining soils show contamination levels below laboratory detection limits.
	Given the presence of a basement in the proposed development, the report recommends installing a hydrocarbon and gas protection membrane within the development. This measure is appropriate and aligns with best practices, providing an additional layer of protection against potential residual contamination and ground gases.
	The applicant should submit a detailed plan for the installation of the hydrocarbon and gas protection membrane, including specifications and installation guidelines, as well as proposed

verification. Upon completion of these steps, the applicant should submit a final report to the Local Planning Authority (LPA), including the details of the installed protection membrane, with photos of it installed and sign-off sheets.

Based on the information provided, the remediation efforts appear to be thorough, and the proposed additional protection measures are appropriate. As such, condition 14 can be discharged upon receipt and approval of the final verification documentation for the gas protection membrane by the LPA.

Kind regards