

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 14 October 2025 11:10:33 UTC+01:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/25/2331

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 14/10/2025 11:10 AM from Adam Dracott on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/2331
Address:	Townhouse Farm Church Lane Ardingly Haywards Heath West Sussex RH17 6UR
Proposal:	Detached four-bedroom dwelling house incorporating home office and separate detached garage/machine store and associated landscaping and infrastructure.
Case Officer:	Joanne Fisher

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Comments Details

These comments are made in respect of the Phase II Site Investigation Report prepared by agb Environmental Ltd dated 05 August 2022 (report ref: P4271.2.1) which was submitted in support of the application.

The conclusions and recommendations of the report are accepted. These recommend that a refurbishment/demolition asbestos survey is undertaken prior to the demolition works commencing; gas protection measures are incorporated into the design or additional monitoring is carried out to further characterise the underlying gas risk preferably after the buildings and floor slab have been removed; and a watching brief is maintained throughout the groundwork stage.

I therefore recommend a condition is included in the decision notice

to ensure these recommendations are followed through during the development of the site.

The development hereby permitted shall not be occupied/brought into use until the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, have each been submitted to and approved, in writing, by the local planning authority:

- A remediation strategy giving full details of the remediation measures in accordance with the Phase II Site Investigation Report reference P4271.2.1 and how they are to be undertaken;
 - A verification plan by a competent person showing that the remediation scheme required and approved has been implemented fully and in accordance with the approved details (unless varied with the written agreement of the LPA in advance of implementation). Any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be identified within the report, and thereafter maintained;
 - A watching brief during construction shall be maintained and if any contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing by the LPA) shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works, and prior to occupation, a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the LPA.
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Kind regards