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Sent: 24 January 2025 11:31:51 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/24/2682

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 24/01/2025 11:31 AM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/24/2682
Address:	Townhouse Farm Church Lane Ardingly Haywards Heath West Sussex RH17 6UR
Proposal:	Construction of 1No. detached four-bedroom dwelling house with basement, detached single storey garage/home office, detached single storey garden store and associated landscaping and infrastructure.
Case Officer:	Joanne Fisher

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Comments Details

Comments: The Phase II Site Investigation Report for Townhouse Dairy, Townhouse Farm, Church Lane, Ardingly, RH17 6UR, Ref: P4271.2.1, dated 5th August 2022, indicates that the site has been classified as CS-3 in accordance with C665 guidance, necessitating gas protection measures. This classification is based on the worst-case scenario for the gas monitoring results for carbon dioxide levels and the maximum flow rate recorded at this location (specifically WS3). The report suggests that it may be possible to reduce the CS level by conducting additional monitoring to further characterise the underlying gas regime. Further testing may also confirm the current CS level.

Based on the current information submitted, it is recommended that contaminated land conditions be attached to the application. This

does not preclude the applicant from undertaking further gas testing to better characterise the underlying gas regime of the site, which may influence the proposed remediation plan.

As per the AGB reports, I would also reiterate to the applicant that a refurbishment/demolition asbestos survey should be conducted on-site prior to the commencement of demolition. This is to ensure that potential Asbestos Containing Materials (ACMs) are identified and managed in accordance with the Control of Asbestos Regulations 2012.

Recommendation: Approve with conditions.

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

a) An options appraisal and remediation strategy, based on the site investigation results and the detailed risk assessment for the site, giving full details of the remediation measures required and how they are to be undertaken.

2) The development hereby permitted shall not be occupied/brought into use until there has been submitted to and approved in writing by the Local Planning Authority 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

Reason (common to all): To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

In addition, the following precautionary condition should be applied separately:

3) If during construction, 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.

Kind regards