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Planning Department
Horsham District Council
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8th April 2024

Dear Sir / Madam

DC/23/2091 – Frithknowle Farm Picts Lane Cowfold West Sussex
Discharge of Condition 1

This letter accompanies a Discharge of Condition application relating to a prior approval for the residential conversion of an agricultural building.

Background

Prior Approval was granted under reference DC/23/2091 for the following:

Change of use of an agricultural building to residential (Use Class C3) to form 2no dwellings with associated operational development.

The approval was subject to Pre-Commencement Condition 1 which requires the following:

1 **Pre-Commencement Condition**: No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

(a) A preliminary risk assessment which has identified:
- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Condition 1

A Phase I Contamination Assessment has been undertaken by Land Science and a report setting out the findings is submitted to the planning authority for consideration.

In summary the report confirms the following:

Overall, the level of risk ranged between unlikely and High. Consequently, a Moderate level of risk has been assigned to the site in respect of the proposed development. This is primarily due to the site being on agricultural land and is to be developed with residential end use.

Recommendations
It would be necessary to undertake basic ground investigation works, which may include;

- Shallow boreholes, or trial pits, to assess the composition and depth of any Made Ground and any field evidence of contamination into the underlying soils.
- Selected soil and water samples (if present) (including materials bearing field evidence of contamination) should be sent for laboratory analysis. The main analytical suite is identified below.
- Soil samples should be screened for vapours using a Photoionisation Detector (PID). The analytical suite, based on the known site history and walkover survey, should include:
- General parameters: Acidity (pH), fraction of organic carbon.
- Soil leachate testing should be considered in order to assess the potential impact on controlled waters. This might be considered along with Waste Acceptance Criteria testing.
- A selection of shallow samples should be screened for pesticides and herbicides.
- Metals; Arsenic, Cadmium, Chromium (total), Lead, Mercury, Selenium, Boron, Copper, Nickel and Zinc.
- Non metals: water soluble Sulphate, Sulphide, total Cyanide
- Targeted organic parameters; TPH, BTEX, Speciated PAHs, scheduled based on PID screening and field evidence etc.
- Visual asbestos screening of all Made Ground samples and shallow surface samples around buildings containing pACM's. Where possible asbestos fibres or ACMs are identified, these should be examined under a microscope to determine type.

Further positions may be required, additional samples analysed or additional determinants added to the analysis, as appropriate, based on any field evidence of possible contamination encountered.

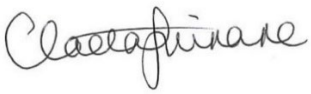
It would be prudent to confirm the scope of ground investigation works with the Local Authority and other stakeholders before carrying out these works.

Following the undertaking of a Phase I Contamination Assessment is it believed that Condition 1 part a) can be discharged.

In order to discharge part b) confirmation from the Council is now required relating to the scope of ground investigation works that are deemed necessary in order to fully discharge Condition 1.

Please do not hesitate to contact me if you have any queries or require further information.

Yours faithfully



Charlotte Catton-Giltinane
Planning and Development

Enc. Phase 1 Contamination Assessment