Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

06 December 2024

Dear Sirs

Land at The Rear of 80 High Street Steyning West Sussex BN44 3RD
DC/21/1705
Condition 3

This letter is submitted in respect of an application for approval of details required under condition 3 of the above planning permission.

Please note that condition 3a has already been approved (DISC/23/0259). This was the approval of a preliminary contamination risk assessment.

The remainder of condition 3 (parts b to d) are stated in the planning condition as being *"dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required"*

This letter sets out the wording of condition 3 (parts b to d) and explains what parts are still relevant given the findings of the preliminary risk assessment, and information is then separately included for approval under those relevant parts. Note that the information provided is:

- A copy of the approved risk assessment (reference will be made to its recommendations section – Section 10)
- Asbestos Demolition Survey (note that this has also been previously approved)
- Drawing 1019.14 0: Proposed Landscaping Details.

Background

The main planning permission is for the demolition of a garage and erection of new dwelling house. Condition 3 relates to contamination risks for the site, and these have been

assessed though the Preliminary Contamination Risk Assessment (PCRA) that was approved under DISC/23/0259. The recommendations from the PCRA are repeated below – as these are relevant to the consideration of parts b to d of condition 3, and as to what parts of the condition are now relevant.

Recommendations from the PCRA:

10.1 The site lies within a radon affected area, where between 5% and 10% of properties are affected. Radon protection measures should be incorporated into design. Basic protection measures are indicated in this case. Please refer to the most recent guidance (2023 edition).

10.2 It is recommended that the asbestos containing materials present on site be appropriately removed as specified by Goodbye Asbestos in their asbestos demolition survey.

10.3 It is recommended that further assessment of the site is undertaken following the removal of the existing hard cover which is presently preventing assessment of soil conditions at the site. Following the removal of the existing hardstanding and any underlying material, further intrusive site investigation in the form of visual assessment and soil sampling and analysis is recommended in order to determine the extent of any potential contamination. Soil sampling and analysis should be targeted at areas in which future site users are likely to come into contact with potentially contaminated soils, i.e., within the proposed soft landscaping areas and the route of any new water supply.

10.4 Alternatively, given the small size of the site and soft landscaping area, it may be considered appropriate to assume the soils within the proposed soft landscaping areas are not fit for purpose and replace the soils as part of the site's redevelopment. If this option is taken, soils beneath all proposed permanent hard standings / buildings may be retained, but a suitable geotextile membrane will be required to prevent horizontal and vertical mixing with clean imported topsoil to be used within the garden / soft

landscaping areas. The geotextile membrane should be laid at a minimum depth of 600 mm to allow for planting within the soil above, and the imported soils should be free from contamination from a verified source. Evidence of this remediation work, including confirm of the geotextile membrane type, soil test certificates for all imported soils, and photographs of the works in progress should be retained and submitted as evidence.

10.5 The preferred option i.e., testing or replacement, should be agreed with the Council prior to the works taking place.

10.6 The route of the proposed water connection should be confirmed to ensure the new connection route is free from contamination. In the absence of this, or should the presence of contamination be confirmed, barrier pipes should be used to protect the pipework and the water supply for future site users.

10.7 Should any unexpected contamination be identified during the site investigation and / or development phase, the Council will be notified, and any necessary remediation work carried out as required.

Conditions 3b to 3d

The wording of conditions 3b to 3d are set out below, with commentary as to their relevance in the light of the PCRA's findings and the submitted information.

Condition 3b:

"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.

An intrusive site investigation has been carried out (and approved under Condition 3A) with regard to the to-be-demolished garage. This information is resubmitted with the current application for the rest of Condition 3.

The PCRA (paragraph 10.4) confirms that there is no need for an intrusive investigation scheme with regard to ground conditions for the rest of the site - subject to there being no soft landscaping or the installation of a membrane underneath soft landscaping. The submitted landscaping scheme shows that the garden areas will be hard landscape garden areas, and so no further investigation is required for these areas. Note that the landscaping scheme includes the location of water connections (as per 10.6 of the report).

Condition 3c:

> *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.*

With no remediation needed for the whole site, this part of the condition is not relevant save for details on asbestos removal – which are all contained within the previously approved and resubmitted Goodbye Asbestos report.

Condition 3d:

> *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.*

As with condition 3c, this part of the condition is now only relevant insofar as it relates to the demolition of the garage (and removal of its asbestos). This is set out in the previously approved and resubmitted Goodbye Asbestos report.

Yours faithfully

LCP

Lewis & Co Planning