DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0136
Rowfold Lodge , Coneyhurst Road, Billingshurst, West Sussex, RH14 9DD

DESCRIPTION:
Approval of details reserved by condition 1(a) to approved application DC/24/0304

RELEVANT PLANNING HISTORY:

DC/24/0304	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse	Prior Approval Required and PERMITTED on 18.04.2024

PLANNING ASSESSMENT
Planning Application DC/24/0304 was granted consent on 18.04.2024. This permission was for the following:

Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse

Consent is sought to discharge the details reserved by condition 1 Part A.

Condition 1 (part A only):
Pre-Commencement Condition: 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, including the identification and removal of asbestos containing materials, shall each 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 applicant has submitted a Phase I Contamination Assessment undertaken by Land Science. Overall, the level of risk ranged between Unlikely and Moderate, with a Moderate level of risk assigned to the site in respect of the proposed development. This is primarily due to the suspected asbestos cement tiles and potential Made Ground below the barn and the proposed residential end use. The Council's Environmental Health Officer has been consulted on the technical report and has advised that part (a) of condition 1 can be discharged.

Plans list for: DISC/24/0136
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Contamination Report		05.06.2024

DELEGATED

Case Officer sign/initial	Kate Turner	Date:	30/7/24
Authorising Officer sign/initial	Guy Everest	Date:	31.07.2024