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3rd June 2024

Dear Sir / Madam

DC/24/0304 – Rowfold Lodge, Coneyhurst Road, Billingshurst, 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/24/0304 for the following:

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

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

1 **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.

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
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.

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

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is appropriately addressed in accordance with the National Planning Policy Framework.

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 Moderate. Consequently, a Moderate level of risk has been 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.

Recommendation:

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 samples (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).
- Positions should be located in areas of concern; i.e. targeted to specific points of potential contamination such as where the suspected asbestos sheeting was noted below the footprint dwellings, in the location of buried services, etc.
- Positions should be located adjacent to the site boundaries, to evaluate the potential for contamination to have migrated laterally off site and impact on adjacent land users.
- Positions should be targeted to potential source areas including the potential Made Ground underlying the hardcover concrete of the barn.
- Samples of any perched water should be collected for laboratory testing.

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.

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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

[redacted]

Charlotte Catton-Giltinane AssocRTPI
Planning and Development

Enc. Phase 1 Contamination Assessment