Pass Consulting™

specialist survey &
project management

Court Farm
West Chiltington Lane
Coneyhurst
Billingshurst
RH14 9DL

Date : 19th July 2023

Proj. Ref : 5128

For the attention of Mr. Nigel Parsons

Dear Mr. Parsons,

Re : Court Farm (Cart Shed site) ~ development
(HDC Planning Application DC/18/1020 ~ contamination considerations)
(The Planning Inspectorate reference APP/3825/W/18/3211612 also refers)

As you are aware, the above mentioned 'Planning Inspectorate' document of the 24th June 2019, Schedule of Conditions Para. 1, requires that the contamination risks on this site are assessed ~ not only as a general check on a prospective forthcoming development, but also as different permitted contamination levels apply to an intended domestic residence, in comparison to the parts of the site's earlier use for commercial purposes. These contamination considerations have two aspects :

i) possible asbestos contamination issues and

ii) other possible general contamination issues.

REGARDING i) ABOVE,
as you know, Pass Consulting has conducted a Refurbishment / Demolition Level asbestos survey on the Cart Shed and surroundings as set out in our 19th July 2023 #5128 (as required by Reg. 5 of the Control of Asbestos Regulations 2012). Despite this inspection, no asbestos containing materials were identified within this area ~ which we trust as evidence to satisfy The Planning Inspectorate and HDC's concerns on this issue.

REGARDING ii) ABOVE,
our studies here considered both the historical use of the site and the site's current condition.

The extent of the Court Farm (Cart Shed), site relative to this Planning Applications, is from the Cart Shed building, as below :

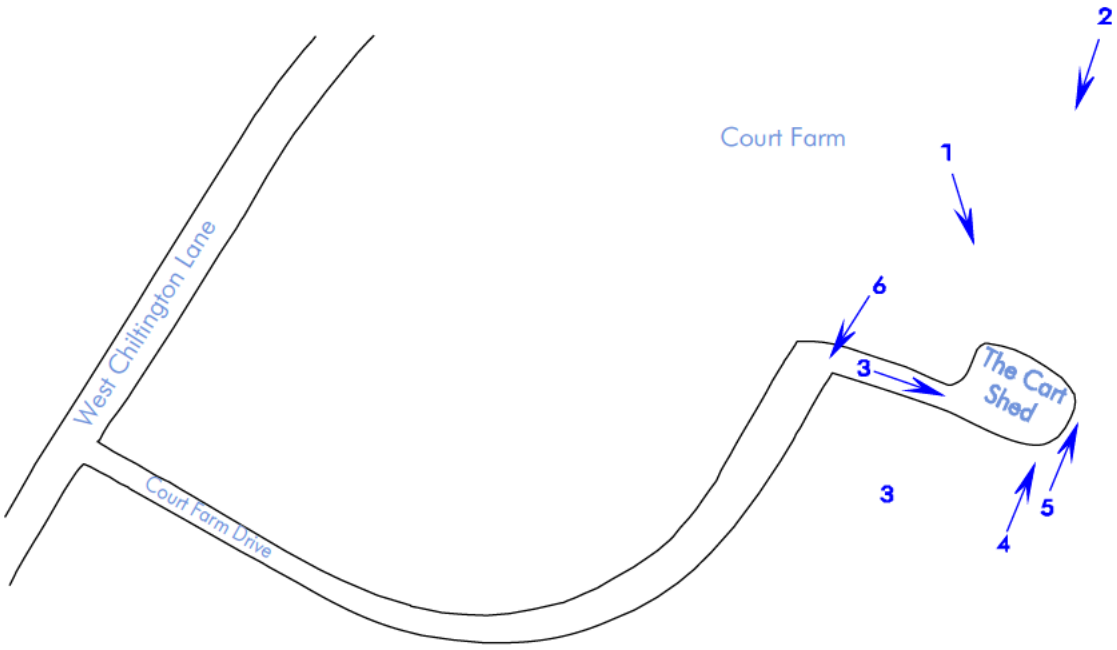
28 Wealdon Close, Southwater, West Sussex, RH13 9HP



~ and as set out on the following map section, where the outline in red shows the access route to The Cart Shed, from West Chiltington Lane (The Cart Shed being at the end of the loop) :



The two attached 'SiteCheck' historical maps, chart the use of the land since 1876 (Page 3), through to 2019 end evidence no development of the site over the years (other than the erection of agricultural farm buildings {including The Cart Shed in approx. 1898}).



Map of Court Farm (The Cart Shed) site, showing locations / directions from which photographs were taken.



Pic 1 ~ Looking across the Cart Shed to the fields in the E and SE beyond



Pic 2 ~ Looking over the concrete driveway to the N, past The Cart Shed to the fields in the S



Pic 3 ~ The driveway to the S, looking past The Cart Shed to the E.



Pic 4 ~ From the E end of The Cart Shed, looking N



Pic 5 ~ The broken ground to the NE of The Cart Shed, all of which has been inspected / picked over.



Pic 6 ~ The exit driveway towards West Chiltington Lane.

In addition to the above, I therefore submit :

a. Pass Consulting's refurbishment / demolition level asbestos survey report referenced 4093 of the 3rd September 2019, showing that despite the survey and picking over adjacent broken ground, no asbestos issues were detected.

and

b. A set of Site Check maps charting the use of the area from 1876 through to the present day. Please note that the pink circle added by Landmark to indicate the location of the Cart Shed, is in slightly the wrong place. The correct position of the Cart Shed is shown as the small yellow rectangle some 2 cm down the page from the pink circle (though from the 2019 photographs of it's then condition, the building probably pre-dates 1876). These maps show that the area has had minimal development over the decades (other than the addition of farm buildings between the Cart Shed and the farmhouse itself), and there is no evidence of either staining to the concrete areas or soils surrounding the barn or the cart shed on the one hand, or bleaching of the grass, shrubbery or undergrowth in and surrounding this area on the other.

I therefore trust that this absence of contamination on site will enable this change of use site development project to be in compliance with the National Planning Policy Framework in this regard and also to effectively discharge HDC's Schedule of Conditions Para 2, (given that, as above, no pollutants or contaminants were found to be on site).

Yours sincerely,

[redacted]

Ian M. Pass
Managing Director