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Planning Department
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21st November 2024

Dear Sir / Madam

DC/24/0304 – Rowfold Lodge, Coneyhurst Road, Billingshurst, West Sussex
Discharge of Condition 1 (b) – (d)

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.

Condition 1

Condition 1 (a) was approved on the 31st July 2024 and this application now seeks to remove parts (b) – (d) of Condition 1.

Intrusive ground investigations were undertaken by Soils Ltd and the findings are set out within the Main Investigations Report which is submitted to the planning authority for consideration.

In summary the report confirms the main findings and conclusion of the investigation as follows:

On 6th September 2024, four windowless sampler boreholes (WS1 – WS4) were drilled, using a Premier Compact 110 series windowless sampler rig, to a depth of 4.00m below ground level (bgl) at locations selected by Soils Limited using a development plan provided by the Client.

Four super heavy dynamic probes, (DP1 – DP4) were driven prior and adjacent to their corresponding windowless sampler borehole to depths ranging between 5.00m and 6.00m bgl.

On the 26th September 2024, five additional hand dug trial pits (HDTP1 - HDTP5) were dug to depths of 1.00m at locations selected by Soils Limited.

Groundwater was not encountered in any of the exploratory holes

The Preliminary Investigation Report undertaken by Land Science (report ref: LS7634) dated May 2024 identified up to a moderate risk of ground contamination from previous usage of the site and offsite sources. This investigation recorded Made Ground to depths of up to 0.50m with limited anthropogenic material noted.

There were no significant visual or olfactory indicators of contamination noted.

The test certificate for each sample submitted for contamination analysis during this investigation includes the results of an Asbestos Screen. In each case 'Not detected' was reported.

The site was not within an area where protection or risk assessment against the ingress of radon was required. Radon protective measures will not be required within the proposed new development.

Ground Gas was considered a very low to low risk in the CSM ref (LS7634) due to the Made Ground on site. However, as the Made Ground was less than 1m in thickness and contained no putrescible matter throughout the site, ground gas monitoring was not needed.

Soils - The Tier 1 Quantitative risk assessment therefore established that there was a **moderate/low risk to the human health receptors** of construction workers or future end-users.

Recommendations

A Remediation Method Statement should be prepared. This report should be submitted to relevant authorities etc. in good time for consideration and approval

A Remediation Method Statement was instructed and provided by Land Science and is attached to this application for consideration.

Following the undertaking of a Phase II Contamination Assessment and Remediation Method Statement is it believed that Condition 1 part b) – d) can be discharged.

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

[redacted]

Charlotte Catton-Giltinane
Planning and Development

Enc. Phase II Contamination Assessment
Remediation Method Statement