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Planning Department
Horsham District Council
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26th September 2024

Dear Sir / Madam

**DC/23/2091 – Frithknowle Farm Picts Lane Cowfold 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/23/2091 for the following:

*Change of use of an agricultural building to residential (Use Class C3) to form 2no dwellings with associated operational development.*

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

1 **Pre-Commencement Condition**: No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site 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 following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) 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.

(c) 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.

(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 where required.

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

**Condition 1**

Condition 1 (a) was approved on the 29th May 2024 and this application now seeks to remove parts (b) – (d) of Condition 1.

A Phase II 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 main findings and conclusion of the investigation as follows:

The area under investigation comprised 4no barns (one was demolished to ground level with a sheltered open sided barn in the centre). The proposed development was understood to comprise demolition of a storage barn, and renovation of the remaining buildings to be converted into two dwellings with associated soft landscaping and garden area. The intrusive investigation comprising nine hand pits and preliminary chemical testing of selected soil and water samples in the field and laboratory.

No groundwater was encountered within a depth of 1.00m.

Buried structural concrete may be designed to DS1 and AC1 in accordance with BS8500. Water supply pipe work will not require protection from aggressive soil contaminants.

No issues with respect to ground gases have been identified.

No Radon Protection Measures (RPM) are required for new dwellings and extensions at this location.

Asbestos in the form of Chrysotile as loose fibres was detected in the Made Ground at DS02 0.20m, within an area of proposed soft landscaping with quantification values of <0.001%.

The physical composition of the Made Ground at this location and others within proposed gardens was such that it was unlikely to be a suitable medium for landscaping and planting. Clean imported topsoil and subsoil will be required in accordance with appropriate British Standards.

Chemical results on Made Ground corresponded to an Inert Waste classification. Natural soils are anticipated to generally be Inert Waste.
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*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.

Yours faithfully

[redacted]

**Charlotte Catton-Giltinane**
**Planning and Development**

Enc. Phase II Contamination Assessment
Remediation Method Statement