Batcheller Monkhouse

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Planning Department
Horsham District Council
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7th November 2024

Dear Sir / Madam

DC/22/0801 - Billhook Farm West Chiltington Lane Coneyhurst West Sussex
Discharge of Condition 1 (a) – (c)

This letter accompanies a Discharge of Condition application relating to a prior approval for the residential conversion of two agricultural buildings.

Background

Prior Approval was granted under reference DC/22/0801 for the following:

Prior Notification for the change of use of 2no agricultural buildings to residential (Use Class C3) to form 4no dwellinghouses 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

A Phase I and 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 following:

The area under investigation comprised two agricultural barns, access road and associated areas of soft landscaping. The proposed development was understood to comprise a change of use of two agricultural buildings to residential to form 4no houses.

Strata	Base Depth range	Summary
Hardstanding	0.05 to 0.15m	Asphalt or concrete
Sub-bases	0.20m	Dark brown gravelly SILT with rootlets and flint gravels
Topsoil	0.25m	Sand and brick
Made Ground	0.45 to 0.70+	Brown GRAVEL with varying sand, clay and varying amounts of construction materials (concrete cobbles, clinker, bituminous material, brick, sandstone, plastic sheeting etc.)
Weald Clay	1.00+	Orangey brown (occasionally grey/red) silty CLAY with light grey mottling.

Groundwater was struck during the excavation of HP01-HP04 with short-term standing water depths between 0.40 and 0.80mbgl.

No issues with respect to ground gases have been identified. However, a hydrocarbon resistant membrane is required within the new buildings.

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

Soil testing has identified elevated levels of contamination and requirements for remediation have been identified.

Chemical results on the Made Ground ranged between Inert, Non Hazardous and, Stable Non Reactive Hazardous (HP04) and a Hazardous (HP05) Waste classification. Natural soils are anticipated to generally be Inert Waste.

A Remediation Method Statement should be prepared.

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The Remediation Method Statement was undertaken by Landscience and is enclosed within this application and sets out the remediation strategy for the site.

Following the undertaking of a Phase I & II Contamination Assessment and Remediation Method Statement is it believed that Condition 1 parts a to c 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 AssocRTPI
Planning and Development

Enc. Phase I & II Contamination Assessment
Remediation Method Statement