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Sent: 04 December 2024 14:48:17 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/24/2913

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 04/12/2024 2:48 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/24/2913
Address:	Pellings Barn Mill Lane Sayers Common West Sussex
Proposal:	Prior Notification application for the change of use of a building from agricultural use to residential (C3) with associated operational development
Case Officer:	Hamish Evans

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Comments Details

Comments:	I have reviewed the planning statement by Bachelor Monkhouse, which indicates that the site was previously used for housing livestock, and in later years for the storage of hay and straw. Subsequently, in 1995, it received approval for refurbishment and was designated for the storage of agricultural machinery. Agricultural barns may be used for the storage of substances such as biocides, fuels, or animal remains. These materials have the potential to cause localised contamination. The usage of storage of machinery entails a low risk of oil or other substance spillages from the machinery, which could potentially seep into the ground due to the absence of a solid surface. Presently, the ground floor consists of compacted hardcore. Given the aforementioned circumstances and the proposed increase in sensitivity due to the conversion to residential use, it is
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recommended to include a phased contaminated land condition to ensure the safe development of the site for its intended purpose.

Additionally, it is advised to attach a discovery strategy to the conditions. This strategy would require that if any contamination is discovered during construction that was not previously identified, all work should cease until a further assessment can be conducted. If necessary, appropriate remediation measures should be implemented.

Recommendation: Approve the application with the following conditions:

1. 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:
 - o all previous uses
 - o potential contaminants associated with those uses
 - o a conceptual model of the site indicating sources, pathways and receptors
 - o potentially unacceptable risks arising from contamination at the site

and unless otherwise agreed in writing by the Local Planning Authority,

- 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;

and, unless otherwise agreed in writing by the Local Planning Authority,

- 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.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

2. The development hereby permitted shall not be occupied/brought into use until there has been submitted to and approved in writing by the Local Planning Authority a verification
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plan by a competent person showing that the remediation scheme required and approved has been implemented fully and in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be identified within the report, and thereafter maintained.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

3. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the Local Planning Authority.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Kind regards