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Sent: 23 December 2024 12:37:35 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/24/2409

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 23/12/2024 12:37 PM from Adam Dracott on behalf of Contaminated Land.

Application Summary

Reference:	DM/24/2409
Address:	Slaugham Garden Nursery Staplefield Road Slaugham Haywards Heath West Sussex RH17 6AG
Proposal:	Proposed conversion of barn to residential use to create 1 2-bedroom dwelling. Removal of existing hardstanding and landscaping.
Case Officer:	Katherine Williams

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Comments Details

Comments: Horticultural and agricultural buildings and land can be subject to significant contamination risks arising from their use, previous land uses and construction. There are also risks associated with the storage of machinery, equipment, fuels or other chemicals. Asbestos may be present in the building structure. Other potentially hazardous materials may be incorporated in made ground, yards and hard standings. Risks arising from the use therefore require evaluation by the applicant.

Paragraph 196 of the National Planning Policy Framework (December 2024) states that planning decisions should be based on adequate site investigation information, prepared by a competent person, which demonstrates suitability for use.

Without sufficient information submitted with the application, it is

not possible to make such a determination.

Having regard to this, if you are minded to permit this development, it is necessary to limit the future liability of the council and to ensure the site is suitable for the residential use. Accordingly, the following conditions should therefore be applied:

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.

It is not necessary to complete all steps of the above staged approach if it can be demonstrated that the previous step has addressed the contamination risks. Any changes to these components of the staged approach require the express consent of the local planning authority. The scheme shall be implemented as approved.

Kind regards