

Hannah Riddle

From: Anita Gardner
Sent: 18 July 2022 13:23
To: Planning.Responses
Subject: FW: AB/51/22/DOC - land at electricity sub-station, Ford Road, Ford, BN18 9DX

Follow Up Flag: Follow up
Flag Status: Flagged

Please scan as correspondence with consultee

Anita Gardner
Principal Planner

T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 18 July 2022 13:21
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: AB/51/22/DOC - land at electricity sub-station, Ford Road, Ford, BN18 9DX

Hi Anita,

AB/96/22/DOC was received on Friday and it is with Carol for comment. I believe Carol is off until next Tuesday (26th) but I am sure a response will be forthcoming soon after. I've added this e-mail to the case file so that everyone's up-to-date.

Thank you,

Kate.

Kate Giddings
Senior Environmental Health Technical Officer, Environmental Health

T: 01903 737586
E: kate.giddings@arun.gov.uk

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 15 July 2022 12:06

To: Kate Giddings <kate.giddings@arun.gov.uk>

Subject: RE: AB/51/22/DOC - land at electricity sub-station, Ford Road, Ford, BN18 9DX

Hi Kate,

The new DOC is in. It has been given the reference AB/96/22/DOC.

EH have been consulted. I assume it will come to you? Can you let me have your comments ASAP?

Thanks

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Kate Giddings <kate.giddings@arun.gov.uk>

Sent: 12 July 2022 11:22

To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Daniel Simons [REDACTED]

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>

Subject: RE: AB/51/22/DOC - land at electricity sub-station, Ford Road, Ford, BN18 9DX

Good morning,

Once the RSK vapour protection measures report has been received and reviewed, Environmental Health will be able to provide further comment. At present, I am not able to add anything to my below e-mail of yesterday.

Kind regards,

Kate Giddings.

Kate Giddings
Senior Environmental Health Technical Officer, Environmental Health

T: 01903 737586

E: kate.giddings@arun.gov.uk

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 12 July 2022 10:29

To: Daniel Simons [REDACTED]

Cc: Kate Giddings <kate.giddings@arun.gov.uk>; Juan Baeza <Juan.Baeza@arun.gov.uk>

Subject: RE: AB/51/22/DOC - land at electricity sub-station, Ford Road, Ford, BN18 9DX

Dear Daniel,

As I am sure you are aware Local Planning Authorities are under increasing pressure to determine applications expediently.

Our website makes it clear that we will only allow one attempt at amending the application, if time allows. We must make the decision within 12 weeks as this is the government's time scale for this kind of application and we aim to determine within 8 weeks well within this timeframe.

The application was received on 27-04-2022 and the response issued on 31-05-2022 following receipt of the consultation response on 26-05-2022. Given that responses from environmental health are taking approximately 1 month that doesn't give sufficient time to respond to agents and allow for negotiation and re-consultation within the time frame.

I will leave Kate to advise whether any additional information is required in respect of part 3 and 4 of condition 11.

Regards

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Daniel Simons [REDACTED]

Sent: 11 July 2022 15:21

To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Kate Giddings <kate.giddings@arun.gov.uk>

Cc: Paul Hazlehurst [REDACTED]

Subject: RE: AB/51/22/DOC - land at electricity sub-station, Ford Road, Ford, BN18 9DX

Importance: High

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Good afternoon Anita,

Thank you for your email.

Further to email trail attached, we noted the comment copied below:

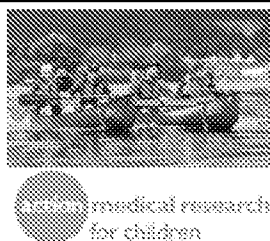
If you need a decision on the above application before the extra report materialises, based on the above comments, parts 1 and 2 of condition 11 of AB/88/19/PL can be considered met, however it is not currently possible for this department to recommend full discharge of this condition.

As we applied to discharge all of condition 11 to enable remediation works to commence, please can you confirm why a decision was issued prior to asking us to provide responses to the queries relating to part 3 and 4, meaning that we now have to reapply again. All the information requested except for the vapour protection measures (which do not form part of the remediation works, but since provided) was within the reports initially sent across.

I re-attach my email from 1st July providing answers to the queries raised, please can you confirm if any additional information is required in respect of part 3 and 4 of condition 11.

Kind regards,

Dan Mortimer-Simons MRICS
Project Manager



Soilfix Limited Unit 10 St. Martins Industrial Park, Bristol, BS11 0RS

Soilfix Limited Company Registration Number: 5237268. Place of Registration: England.
Registered Office: 10 St Martin's Industrial Park, Avonmouth BS11 0RS

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 11 July 2022 14:44
To: Daniel Simons <daniel@soilfix.co.uk>
Cc: Kate Giddings <kate.giddings@arun.gov.uk>
Subject: FW: AB/51/22/DOC - land at electricity sub-station, Ford Road, Ford, BN18 9DX

Dear Daniel,

The application you submitted ref AB/51/22/DOC was part approved. In order to allow further consideration of Parts 3 and 4 I am afraid another discharge of condition application will need to be submitted. We can't amend a decision once it has been issued.

Regards
Anita

Anita Gardner
Principal Planner

T: 01903 737529
E: anita.gardner@arun.gov.uk



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From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 11 July 2022 14:36
To: Daniel Simons [REDACTED]
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: AB/51/22/DOC - land at electricity sub-station, Ford Road, Ford, BN18 9DX

Dear Daniel,

Thank you for your e-mail and associated attachment and link.
I am awaiting provision of RSK's vapour protection measures report from those who are able to access the link. Whilst I cannot at present recommend discharge of the full condition, I am in discussion with Planning regarding the wording of the condition with respect to starting works on site.

Kind regards,

Kate.

Kate Giddings
Senior Environmental Health Technical Officer, Environmental Health

T: 01903 737586
E: kate.giddings@arun.gov.uk

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From: Daniel Simons [REDACTED]
Sent: 01 July 2022 13:24
To: Kate Giddings <kate.giddings@arun.gov.uk>
Cc: Paul Hazlehurst [REDACTED], Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: AB/51/22/DOC - land at electricity sub-station, Ford Road, Ford, BN18 9DX
Importance: High

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Good afternoon Kate,

Thank you for getting in touch.

There is no missing report from Feb 2022, this was when RSK completed additional site works, following which they issued the RSK April 2022 report (which reports on the Feb 2022 SI). This was included in the submission you have received.

I enclose a wetransfer link to the RSK vapour protection measures report below:

<https://we.tl/t-B10Eu10DhH>

With respect to the PFA, the extent is shown on drawing D1820/5011/A6 in the Celtic Verification report (R1820/21/5111 (Rev 1) dated September 2021) which has been previously sent across. I've reattached the relevant drawing to this email.

Section 2.9 of the same report details the following regarding asbestos:

2.9 Asbestos Within Soils

An asbestos risk assessment was undertaken as part of the initial health and safety documentation which deemed the works to be non-notifiable. During the works small fragments of asbestos bonded cement were encountered and was collected and double bagged, by appropriately trained (CAT B) operatives. Approximately 10 kg was collected and these materials were subsequently collected by a licensed waste contractor for appropriate off-site disposal. Waste transfer records can be found within Appendix E. Asbestos reassurance air monitoring was undertaken throughout the remediation, with no discernible findings, and this data can be found within Appendix H.

As set out in the Soilfix RESIP document, we expect to only sporadic cement bound fragments which would be hand picked and removed off site. Asbestos fibres in soil are expected to be <0.001% (i.e. falling under the definition of 'trace' under CAR-SOIL 2016).

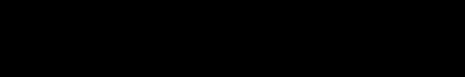
The Soilfix RESIP document submitted also sets out the verification plan for the works.

The previous Celtic work and reports were also for a different purpose (remediation for Commercial Open Storage). The Soilfix/RSK remediation strategy set out in the April 2022 reports are for Oakfords proposed development and effectively supersede the Celtic documents.

In light the above and attached, please can you confirm that the remaining sections of condition 11 of AB/88/19/PL can be discharged enabling us to commence works on site.

Kind regards,

Dan Mortimer-Simons MRICS
Project Manager



medical research
for children



Soilfix Limited Unit 10 St. Martins Industrial Park, Bristol, BS11 0RS

Soilfix Limited Company Registration Number: 5237268. Place of Registration: England.
Registered Office: 10 St Martin's Industrial Park, Avonmouth BS11 0RS

From: Kate Giddings <kate.giddings@arun.gov.uk>

Sent: 01 July 2022 11:15

To: Daniel Simons [REDACTED]

Cc: Paul Hazlehurst [REDACTED] Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: AB/51/22/DOC - land at electricity sub-station, Ford Road, Ford, BN18 9DX

Dear Daniel,

Thank you for your e-mails of 06 and 29 June 2022. Apologies for the delay in responding; as I am sure you are aware, current workloads are extremely high with legal work taking precedent. As previously advised, the documentation submitted was considered by this Department to be sufficient to enable parts 1 and 2 of condition 11 of AB/88/19/PL to be discharged. Provision of an un-named and un-referenced report by RSK, dated February 2022 is awaited, as are confirmation of the gas protection measures, installation and verification and supply of a verification report. The extent of PFA and asbestos across the site is also unclear and should be clarified in future submissions.

Kind regards,

Kate.

Kate Giddings
Senior Technical Officer
Environmental Health

T: 01903 737586

E: kate.giddings@arun.gov.uk

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From: Daniel Simons [REDACTED]

Sent: 29 June 2022 16:41

To: Kate Giddings <kate.giddings@arun.gov.uk>

Cc: Paul Hazlehurst [REDACTED] Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: AB/51/22/DOC - land at electricity sub-station, Ford Road, Ford, BN18 9DX

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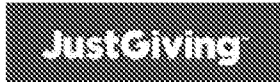
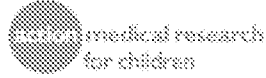
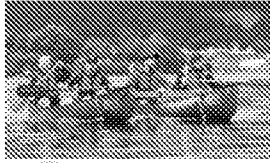
Good afternoon Kate,

Please can you call me as a matter of urgency to discuss the discharge of condition 11 as per the correspondence below.

I've unfortunately still not been able to reach you over the phone despite numerous attempts over the last 4 weeks, including again this afternoon.

Kind regards,

Dan Mortimer-Simons MRICS
Project Manager



Soilfix Limited Unit 10 St. Martins Industrial Park, Bristol, BS11 0RS

Soilfix Limited Company Registration Number: 5237268. Place of Registration: England.
Registered Office: 10 St Martin's Industrial Park, Avonmouth BS11 0RS

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 01 June 2022 16:15

To: Daniel Simons

Cc: Kate Giddings <kate.giddings@arun.gov.uk>

Subject: FW: AB/51/22/DOC - land at electricity sub-station, Ford Road, Ford, BN18 9DX

Dear Daniel,

Further to your phone message and e-mail I can advise that the DOC decision letter is based on the below comments from environmental health. I would suggest that if you have any queries you should speak directly to the officer Kate Giddings who I have copied into this response. She is away from the office until 09-06-2022.

Regards

Anita Gardner

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Kate Giddings <kate.giddings@arun.gov.uk>

Sent: 26 May 2022 16:05

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: FW: AB/51/22/DOC - land at electricity sub-station, Ford Road, Ford, BN18 9DX

Hi Anita,

Thank you for the provision of the requested reports.

Sorry to be a pain...the Soilfix Ltd.'s Remediation and Enabling Strategy and Implementation Plan references another report (unnamed/unreferenced) by RSK dated February 2022 – please may this be supplied? I'm not clear exactly what this report covers so I don't know how relevant it may be to the above application.

In the meantime, I am able to confirm that:

- Celtic en Globe's Supplementary site investigation factual report (ref.: R1820/20/5043, dated December 2020) has been reviewed and is found to be acceptable.
- Celtic's Remediation Implementation and Verification Plan rev.2 (ref.: R1820/5054, dated March 2021), however, makes no mention of the previously identified asbestos in section 2.6 and cites an end use of 'Commercial Open Storage' in the DQRA.
- Celtic en Globe's Remediation verification report rev.1 (ref.: R1820/21/5111, dated September 2021) again does not mention the previously identified asbestos (s.1.7). This report states that regulatory engagement and agreement of the Remediation Implementation and Verification Plan (see point above) has been undertaken – Appendix B refers to AB/45/21/PL (no change of use from commercial open storage). It appears from Table 5 that PFA has been used as a stabilising material as shallow as 0.5 metres below ground level and this a known potentially contaminative material. Subsequent investigation by RSK puts the shallowest depth at 0.11 mbgl.
- RSK's Further Site Investigation and Outline Remedial Strategy (ref.: 29780-R02(00), dated April 2022) has been reviewed and is found to be acceptable.
- Soilfix Ltd.'s Remediation and Enabling Strategy and Implementation Plan (ref.: C500.OAK-RESIP, dated April 2022) has been reviewed and is found to be mostly acceptable; it is noted that the method statement/further details on the design of the gas protection measures method of installation and verification will be set out in a separate report (s.6.2). It is also understood that a verification report will be provided upon completion of works.

If you need a decision on the above application before the extra report materialises, based on the above comments, parts 1 and 2 of condition 11 of AB/88/19/PL can be considered met, however it is not currently possible for this department to recommend full discharge of this condition.

Please let me know if you need to chat things though... 😊

Many thanks,

Kate.

Kate Giddings
Senior Technical Officer
Environmental Health

T: 01903 737586
E: kate.giddings@arun.gov.uk

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From: Kate Giddings
Sent: 12 May 2022 15:37

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: AB/51/22/DOC - land at electricity sub-station, Ford Road, Ford, BN18 9DX

Hi Anita,

It is understood that the above DoC relates to the original approved planning permission ref.: AB/88/19/PL which was decided in June 2020. Before EH can provide a formal response to the above DoC application, please may the following (post-decision) documents be provided:

- Celtic en Globe's Supplementary site investigation factual report (ref.: R1820/20/5043, dated December 2020)
- Celtic en Globe's Remediation implementation and verification plan rev.2 (ref.: R1820/5054, dated March 2021)
- Celtic en Globe's Remediation verification report rev.1 (ref.: R1820/21/5111, dated September 2021)

Thank you very much,

Kate.

Kate Giddings
Senior Technical Officer
Environmental Health

T: 01903 737586

E: kate.giddings@arun.gov.uk



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