

From: Craig Milligan <Craig.Milligan@arun.gov.uk>

Sent: 18 July 2022 13:09

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU - AL/129/21/OUT

Planning Application Reference: AL/129/21/OUT

Proposal: Outline planning application with all matters reserved (except access) for residential development with up to 95no. dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other associated works. This application is a Departure from the Development Plan.

Address: Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU

Dear Simon,
Please see further comments relating to contamination

Contaminated land

Having reviewed the document entitled 'Preliminary Ground Contamination Risk Assessment Report | Project Reference P15364 | Report Reference R15018' (dated 14th October 2021) [produced by Ashdown Site Investigation Limited], I note that 'Lidsey Land fill' sites have been identified 324m and 364m to the west of the proposed development site. I therefore request the following:

1. A Site Investigation Scheme, to provide information for a detailed assessment of the risk to all receptors that may be affected by migratory contaminants leeching from the Lindsey land fill sites.
2. Based on the Site Investigation Scheme and the detailed risk assessment, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A Verification Report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: Any changes to these components, (1) to (3) require the express written consent of the Local Planning Authority

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation

strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

Craig Milligan

Environmental Health Officer, Technical Service

T: 01903 737670

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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 18 July 2022 12:45

To: Craig Milligan <Craig.Milligan@arun.gov.uk>

Subject: RE: Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU - AL/129/21/OUT

Hi Craig,

I have been talking to the applicant and they will accept this condition but wanted it known that they did submit a "Preliminary Ground Contamination Risk Assessment Report" with the application.

On this basis, would it be appropriate to amend the wording of the condition to either remove (1) or amend all of to relate solely to potential pollutants from the nearby land fill site?

Simon.

Simon J Davis MRTPI

Principal Planning Officer, Directorate of Growth

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E: simon.davis@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF

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From: Craig Milligan <Craig.Milligan@arun.gov.uk>

Sent: 12 July 2022 17:20

To: Simon Davis <Simon.Davis@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU - AL/129/21/OUT

Planning Application Reference: AL/129/21/OUT

Proposal: Outline planning application with all matters reserved (except access) for residential development with up to 95no. dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other associated works. This application is a Departure from the Development Plan.

Address: Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU

Dear Simon

Please see my further comments below.

Contaminated Land

Prior to commencement of the development hereby approved (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 shall each be submitted to and approved in writing by the Local Planning Authority:

1. A Preliminary Risk Assessment which has identified: all previous (historical) 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.
2. A Site Investigation Scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. Based on the Site Investigation Scheme and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A Verification Report providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a long-term monitoring and maintenance plan for longer-term monitoring

of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

Sincerely, Craig

Craig Milligan

Environmental Health Officer, Technical Service

T: 01903 737670

E: craig.milligan@arun.gov.uk

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