

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 14 March 2018 08:46
To: Planning Scanning
Subject: FW: A/11/17/OUT and A/23/15/OUT M&S Rustington

From: Claire Potts
Sent: 13 March 2018 15:26
To: Planning.Responses
Subject: FW: A/11/17/OUT and A/23/15/OUT M&S Rustington

Please upload the additional EHO response to the above files

Thanks

Claire

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Directorate of Place, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37698 | External: +44 (0) 1903 737698 E-mail: claire.potts@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Matthew Kennett
Sent: 09 March 2018 11:53
To: Claire Potts
Subject: RE: A/11/17/OUT and A/23/15/OUT M&S Rustington

Hi Claire,

I have read Phase 1 Ground Condition Assessment ref 32447 and agree that no further contaminated land investigations are required. Therefore please apply this condition only;

"If, during development, contamination not previously identified is found to be present at the site then no further development within the affected area (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To prevent development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution in accordance with the NPPF."

Thanks

Matthew Kennett
Snr. Pollution Officer
Environmental Health Department



From: Claire Potts
Sent: 08 March 2018 12:58
To: Matthew Kennett
Subject: A/11/17/OUT and A/23/15/OUT M&S Rustington

Matthew,

I'm writing up the reports on both of the above applications for M&S Foodhall and Pub on land east of Brook Lane – they are the same except for the access. We have had EHO comments generally but not in relation to contaminated land. The A/23/15/OUT application was determined previously but the decision was quashed following a JR and therefore we have to re-consider it afresh. The previous report didn't mention contamination and included a standard condition. However there is a contaminated land report which suggests Phase 2 ground investigations in advance of development – which didn't seem to fit with the condition proposed last time – see below. Would you be able to have a quick look and provide a formal response if necessary?

Kind regards

Claire

"If, during development, contamination not previously identified is found to be present at the site then no further development within the affected area (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To prevent development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution in accordance with the NPPF."

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Directorate of Place, [Arun District Council](#) | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37698 | External: +44 (0) 1903 737698 E-mail: claire.potts@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.