

**From:** Andrew Wood <Andrew.Wood@arun.gov.uk>  
**Sent:** 10 February 2020 14:57  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** FW: A/132/19/DOC - Condition 21 - Consultation request

Agent response pls. upload

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |  
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: [andrew.wood@arun.gov.uk](mailto:andrew.wood@arun.gov.uk)



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**From:** James Elsey [REDACTED]  
**Sent:** 10 February 2020 12:51  
**To:** Andrew Wood <Andrew.Wood@arun.gov.uk>  
**Subject:** RE: A/132/19/DOC - Condition 21 - Consultation request

Hi Andrew,

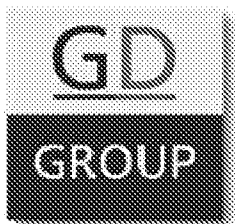
Many thanks for the below.

Just to confirm discussion held on the phone, we will extend condition 21 until all groundworks are complete along with verification plan for this. Essentially making it a pre-occupation as oppose pre-commencement.

Can I ask you confirm that all pre-commencement conditions are now met so I can let the relevant parties my end know?

Kind regards

**James Elsey**



**Construction Services**

Basepoint, Little High Street, Shoreham by Sea, West Sussex, BN43 5EG



Company Registration: 11683575

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**From:** Andrew Wood <[Andrew.Wood@arun.gov.uk](mailto:Andrew.Wood@arun.gov.uk)>

**Sent:** 10 February 2020 12:36

**To:** James Elsey [REDACTED]

**Subject:** RE: A/132/19/DOC - Condition 21 - Consultation request

Thank you for that information. All aspects of this condition that can be met prior to commencement of development have now been met. The condition does facilitate agreeing an alternative timescale for meeting the condition. Could we agree to extend the timescale for determining condition 21 until the completion of all ground works. Please confirm by return of email.

Thank you,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |  
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**From:** James Elsey [REDACTED]  
**Sent:** 10 February 2020 09:42  
**To:** Andrew Wood <[Andrew.Wood@arun.gov.uk](mailto:Andrew.Wood@arun.gov.uk)>  
**Cc:** Kate Giddings <[kate.giddings@arun.gov.uk](mailto:kate.giddings@arun.gov.uk)>  
**Subject:** RE: A/132/19/DOC - Condition 21 - Consultation request

Andrew, Kate,

Many thanks for the below.

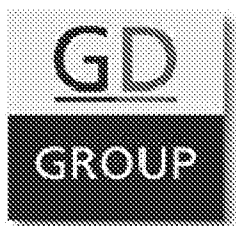
Please see attached information. The intrusive works were carried out 09/09/19, one day before the report was issued.

The winter GWM is ongoing but I have attached the relevant reports, we have had drainage and SUDS conditions discharged with the results forming part of the scheme.

If you require any further information please don't hesitate to contact me.

Kind regards

**James Elsey**



**Construction Services**

Basepoint, Little High Street, Shoreham by Sea, West Sussex, BN43 5EG



Company Registration: 11683575

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**From:** Andrew Wood <[Andrew.Wood@arun.gov.uk](mailto:Andrew.Wood@arun.gov.uk)>  
**Sent:** 10 February 2020 09:07  
**To:** James Elsey [REDACTED]

**Cc:** Kate Giddings <[kate.giddings@arun.gov.uk](mailto:kate.giddings@arun.gov.uk)>

**Subject:** FW: A/132/19/DOC - Condition 21 - Consultation request

James,

Please see email below. Can you provide the information requested.

I have copied Kate Giddings the Environmental Health Officer responsible for this condition discharge into this email.

Thank you,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |  
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**From:** Kate Giddings <[kate.giddings@arun.gov.uk](mailto:kate.giddings@arun.gov.uk)>

**Sent:** 07 February 2020 17:28

**To:** Andrew Wood <[Andrew.Wood@arun.gov.uk](mailto:Andrew.Wood@arun.gov.uk)>

**Cc:** Carol Reynolds <[Carol.Reynolds@arun.gov.uk](mailto:Carol.Reynolds@arun.gov.uk)>

**Subject:** RE: A/132/19/DOC - Condition 21 - Consultation request

Hi Andrew,

Sorry for the delayed response; it took me a little longer than anticipated to check the submitted documents.

Having now reviewed Impact Geotechnical's Phase 1 Environmental Risk Assessment (ref.: P19.117/ERA, dated August 2019) and their Phase 2: Site Investigation Report (ref.: P19.117/SIR, dated September 2019), please may the developer/consultant confirm the date of the intrusive works as outlined in the Phase 2 report (section 5.1 Site Management and Preparation). The above reports are satisfactory, however it is not possible at this stage to recommend the entire condition for discharge because the groundwater report remains awaited and the fourth stage of the condition (verification plan) has not yet been completed.

Many thanks,

Kate.

Kate Giddings | Senior Technical Officer, Environmental Health, Arun District Council | Location: Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF

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**From:** Andrew Wood <[Andrew.Wood@arun.gov.uk](mailto:Andrew.Wood@arun.gov.uk)>

**Sent:** 03 February 2020 10:58

**To:** Kate Giddings <[kate.giddings@arun.gov.uk](mailto:kate.giddings@arun.gov.uk)>

**Subject:** RE: A/132/19/DOC - Condition 21 - Consultation request

Thank you Kate!

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |

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**From:** Kate Giddings <[kate.giddings@arun.gov.uk](mailto:kate.giddings@arun.gov.uk)>

**Sent:** 03 February 2020 10:41

**To:** Andrew Wood <[Andrew.Wood@arun.gov.uk](mailto:Andrew.Wood@arun.gov.uk)>

**Subject:** RE: A/132/19/DOC - Condition 21 - Consultation request

Hi Andrew,

Thanks for your e-mail.

This case has been allocated to Carol (Reynolds) and I was asked last Thursday to comment on the contaminated land aspect.

I am hoping to get a response to you by Wednesday at the latest if that's convenient.

Thanks,

Kate.

Kate Giddings | Senior Technical Officer, Environmental Health, Arun District Council | Location: Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF

Internal: 37586 | External: +44 (0) 1903 737586 | e-mail: [kate.giddings@arun.gov.uk](mailto:kate.giddings@arun.gov.uk)



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**From:** Andrew Wood <[Andrew.Wood@arun.gov.uk](mailto:Andrew.Wood@arun.gov.uk)>  
**Sent:** 03 February 2020 09:52  
**To:** Kate Giddings <[kate.giddings@arun.gov.uk](mailto:kate.giddings@arun.gov.uk)>  
**Subject:** FW: A/132/19/DOC - Condition 21 - Consultation request

Kate,

Please see email below and attached document. As the contaminated land expert I understand you will be dealing with this matter. Can you confirm this is the case?

Thank you,

Andrew Wood – Planning

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**From:** Andrew Wood  
**Sent:** 29 January 2020 17:09  
**To:** Neil Williamson <[Neil.Williamson@arun.gov.uk](mailto:Neil.Williamson@arun.gov.uk)>  
**Subject:** A/132/19/DOC - Condition 21 - Consultation request

Neil,

Can you inform me who is dealing with this contaminated land condition at Merry England Nursery in Angmering ?

The condition is set out below and the phase 1 Environmental Risk Assessment (submitted and on the website as well) is attached to this email.

Thank you,

Andrew Wood

#### Condition 21

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 shall each be submitted to and approved, in writing, by the local planning authority:

1. 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.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan 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.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policy D DM1, ENV SP1, ENV DM3, ENV DM5. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |  
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