

[A/158/08/](#)

Environmental Health has no objection to the new proposal for houses with gardens (A/158/08). However as the remediation on the site has not been completed yet, please apply the full contaminated land conditions below. These are the same conditions that were placed on the previous application A/5/07. From the reports and work that has taken place so far at the site some of the conditions will have already been passed if/when permission is granted.

Thanks

Matthew Kennett
Pollution Officer

6. No development approved by this planning permission shall be commenced until: (a) A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. And using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced. (b) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable: - a risk assessment to be undertaken relating to the potential impact of land contamination, and; - refinement of the Conceptual Model, and; - the development of a Method Statement detailing the remediation requirements. (c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken. (d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation has been submitted to the Local Planning Authority prior to that remediation being carried out on the site. Reason: To protect the environment and prevent harm to human health in accordance with policies DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan.

7 Development of the site will be carried out in accordance with the approved Method Statement. 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 policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan.

8 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with. 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 policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan.

9 Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statements(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. If appropriate, future monitoring proposals and reporting shall also be detailed in the report. Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed to an appropriate standard in accordance with policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan.

10 If during development any visibly contaminated or odorous material not previously identified is found to be present at the site, then this must be investigated. The Planning Authority must be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement detailing how this unsuspected contamination shall be dealt with. Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters in accordance with Arun District Local Plan policy GEN 23.

From: John Green
Sent: 17 March 2009 15:47
To: Matthew Kennett
Subject: FW: Please find attached amendment on planning application Ref: A/158/08/

Please respond direct, to planning.responses@arun.gov.uk.
172301
Thanks,
John
ext 37693

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 17 March 2009 09:49
To: EH Planning Consultations
Subject: Please find attached amendment on planning application Ref: A/158/08/

To: Environmental Health - John Green

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: A/158/08/

Registered: 23-DEC-08
Site Address: Station Road Angmering

Grid Reference: 506522-103113

Category: Plan Applicat'n

Description of Works: Erection of 11 dwellings with rear parking court & associated landscaping

19/03/2009

I am able to inform you that I have received an amendment to the above application dated 7th January 2009 relating to:- Substitute plans

If you should wish to make further representations as a result of this amendment you should do so by replying to this email by 5th February 2009.

[Click here to view the application details](#)

The officer dealing with this application is Ms E E Hearsey who can be contacted on telephone number Direct Dial: 01903 737768.

Thanking you in anticipation

Planning Case Officer

pmac21_email
