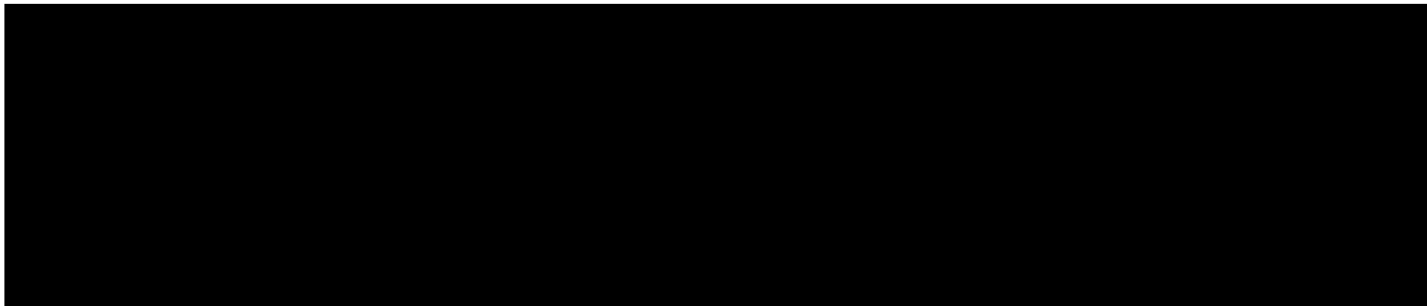




From: NOEL Craig [REDACTED]
Sent: 15 July 2022 16:09
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: ODONOGHUE Julie [REDACTED] MCCARTHY Helen
Subject: RE: [EXTERNAL] FW: A/268/21/PL Proposed Car Showroom Land East of Roundstone Lane, Angmering #

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Thank you Anita that is agreed.

Kind regards,

Craig

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 15 July 2022 16:04
To: NOEL Craig [REDACTED]
Subject: FW: [EXTERNAL] FW: A/268/21/PL Proposed Car Showroom Land East of Roundstone Lane, Angmering #

Dear Craig,
Please see e-mail below from EHO I have now amended the condition 6 to read

"Prior to occupation of the development hereby approved, 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; and 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 occupation, 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 Arun Local Plan."

Regards
Anita

Anita Gardner
Principal Planner

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

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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

Sent: 15 July 2022 15:53

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

Subject: RE: [EXTERNAL] FW: A/268/21/PL Proposed Car Showroom Land East of Roundstone Lane, Angmering #

Hi Anita,

That is fine, thanks! 😊

Ta,

Kate.

Kate Giddings
Senior Environmental Health Technical Officer, Environmental Health

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

Arun District Council, Civic Centre, Maltravers Road
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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

Sent: 15 July 2022 15:31

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

Subject: FW: [EXTERNAL] FW: A/268/21/PL Proposed Car Showroom Land East of Roundstone Lane, Angmering #

Hi Kate,

I have received the below response from the agent regarding the proposed change of wording to the conditions. Would you be happy for me to amend the wording to 'prior to occupation'?

Thanks

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: NOEL Craig [REDACTED]

Sent: 15 July 2022 15:13

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

Cc: ODONOGHUE Julie [REDACTED] MCCARTHY Helen

Subject: RE: [EXTERNAL] FW: A/268/21/PL Proposed Car Showroom Land East of Roundstone Lane, Angmering #

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Anita,

Thank you for your note below.

Can I check one thing with you. When you say that you are going to word the conditions to accord with the note, we still have a problem with part 4 of the first condition for the reasons I gave in my original response. The condition is still asking for the verification report demonstrating completion of the mitigation works to be provided prior to any construction work commencing. Given the nature of the mitigation works agreed, it is evident that they cannot be

undertaken prior to construction because they will be completed as part of the soft landscaping towards the end of the construction period.

If this can be revised to a verification report being provided and approved prior to occupation then I can accept the changes and the earlier proposal concerning the drainage conditions.

Are you able to revert?

Many thanks.

Craig

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

Sent: 15 July 2022 14:09

To: NOEL Craig [REDACTED]

Subject: RE: [EXTERNAL] FW: A/268/21/PL Proposed Car Showroom Land East of Roundstone Lane, Angmering #

Dear Craig,

The environmental has provided the following response in respect of conditions 6 & 7.

Further to Mr. Umunnakwe comments provided on 08 March 2022, Eastwood and Partners' Phase 2 Geotechnical and Geo-environmental Site Investigation report (ref.: 46357-002, dated April 2022) has now been reviewed. Environmental Health recommend that areas of soft landscaping are capped with a geotextile membrane and 300 millimetres of certified clean material or 600 millimetres of certified clean material. Consequently, the following two conditions are recommended:

- Prior to occupation of the development hereby approved, 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; and 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 Adoption Arun Local Plan 2011 – 2031.

It is anticipated that based on the documents already provided and following satisfactory submissions for parts 3, 4 and subsequent verification report, the above condition can be considered for discharge.

- If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority. Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adoption Arun Local Plan 2011 – 2031

I have therefore re worded the conditions to accord with the response above so that they are no longer pre commencement conditions.

Can you now agree to the imposition of pre commencement conditions 3 and 4?

Regards
Anita

Anita Gardner
Principal Planner

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

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Anita Gardner
Sent: 08 July 2022 16:13
To: NOEL Craig [REDACTED]
Subject: RE: [EXTERNAL] FW: A/268/21/PL Proposed Car Showroom Land East of Roundstone Lane, Angmering #

Hi Craig,

The application is moving forward. I have written the approval report, but can't pass through for review until the pre-commencement conditions are agreed.

I am only referring to conditions 3 and 4 being subject to a later DOC. I will come back to you regarding wording amendments to potential contaminative use conditions 6 and 7 in due course once environmental health have responded.

Regards
Anita

Anita Gardner
Principal Planner

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

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: NOEL Craig [REDACTED]
Sent: 08 July 2022 16:03

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

Subject: RE: [EXTERNAL] FW: A/268/21/PL Proposed Car Showroom Land East of Roundstone Lane, Angmering #

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Noted Anita.

Do I take it that the application is now moving forward for determination under delegated powers? If that is the case then I can be a little bit more comfortable on the timeline for a DoC submission.

What I am not clear on however is whether your comments on drainage also apply to ground conditions or whether you are content with what I am suggesting in that respect. I appreciate that the standard conditions that you have indicated would normally be required in circumstances where there was unknown ground conditions associated with a previous (potentially contaminative) use. However in this case the reports provided demonstrate that that is not the case in this instance and that there is no remediation contemplated in the usual sense. Leaving those conditions as originally drafted would be problematic for the reasons I have given.

If you could give me some assurances in that regard then I believe I would be able to come back to you to confirm that the drainage conditions can be agreed as drafted.

Kind regards.

Craig

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

Sent: 08 July 2022 14:02

To: NOEL Craig

Subject: [EXTERNAL] FW: A/268/21/PL Proposed Car Showroom Land East of Roundstone Lane, Angmering #

Dear Craig,

Our Engineer has advised that essentially the re-consultation will include a design check, to avoid pre-commencement conditions which is likely to take months to be reviewed and I can't allow the application to remain live for that long awaiting review of the conditions.

I am happy to come back to you regarding the verification and remediation as set out below but can you agree to the imposition of the pre commencement drainage conditions at this stage? You could submit the DOC immediately following the release of the planning decision and very little time would then be lost in progressing the drainage details further.

Regards

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Anita Gardner
Sent: 08 July 2022 12:57
To: Craig NOEL [REDACTED]
Subject: RE: A/268/21/PL Proposed Car Showroom Land East of Roundstone Lane, Angmering #

Good afternoon Craig,
I acknowledge receipt of your e-mail. I will re consult with environmental health and engineers, but it may not be possible to get a response from our drainage engineers for some time. I will ask for an estimate timeframe for response and come back to you shortly.
Regards
Anita

Anita Gardner
Principal Planner

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

Arun District Council, Civic Centre, Malltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Craig NOEL [REDACTED]
Sent: 08 July 2022 12:31
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
[REDACTED]

Subject: A/268/21/PL Proposed Car Showroom Land East of Roundstone Lane, Angmering #

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Good afternoon Anita,

I am responding to your letter of 4th July concerning pre-commencement conditions.

Condition 3 – the submitted Drainage Strategy fully prescribes the proposed drainage details. The drainage technique (soakaways) and associated calculations are still current. In addition, we have undertaken a series of winter ground water monitoring and winter percolation tests as prescribed. These are included in full in the 2nd Issue of the Phase 2 SI report (attached) which supersedes the one provided to you under cover of my email dated 15th February (attached).

The soakaways have been designed based on the winter percolation rates. The attached updated Phase 2 report (issue 2) provides the winter ground water monitoring – several of the monitoring wells were found to be dry, with the highest ground water level found to be 3.45m below ground level (approx. 6.00 – 6.25 AOD). Please note that the lowest point of the proposed drainage is above this level (base level of manholes at 6.45 AOD, with the underside of soakaways trenches being some 500mm higher at 6.95 AOD).

It would be preferable to resolve this matter at this stage rather than have it conditioned. I appreciate that this may involve further consultation with your drainage advisor.

Condition 4 – the submitted Drainage Strategy (also provided under cover of my email dated 15th February) provides the maintenance schedule. The drainage system is and will remain in private ownership and therefore be the responsibility of Caffyns PLC to maintain. The condition should be redrafted to seek compliance with the submitted maintenance schedule.

Condition 5 – Agreed.

Condition 6 – the attached Phase 2 SI report, along with the associated Phase 1 report, previously issued should fully address this condition. It should be noted that no remedial works (other than the placement of 300mm of clean topsoil) are required. It is therefore questionable whether a formal Remediation Strategy or Verification Plan are required.

Condition 7 – It is not possible to produce a Verification Report prior to commencing this particular project given the nature of the remediation proposed. Notwithstanding this, as no remedial works are considered necessary and only a 300mm capping layer of clean topsoil is proposed in soft landscaped areas, a Verification Report should not be required. If this is considered critical however, a Verification Report can be produced at the completion of the project, once the landscaping has been completed. It should not however be a condition precedent as the information that has been provided should provide sufficient comfort that the remediation (such as it will be) is so low-level as to pose no threat to sensitive receptors.

In order to seek to expedite matters I have produced a word document with suggested amendments and deletions to the pre-commencement conditions (attached for you review).

Kind regards

Craig

This email is confidential and may contain legally privileged information. If you are not the intended recipient it may be unlawful for you to read, copy, distribute, disclose or otherwise make use of the information herein. If you have received this email in error please contact us immediately. Strutt & Parker will accept no liability for the mis-transmission, interference, or interception of any email and you are reminded that email is not a secure method of communication.

Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited, a private limited company registered in England and Wales (with registered number 4176965) and whose registered office is at 5 Aldermanbury Square, London EC2V 7BP.

For further details of Strutt & Parker please visit our web site

<http://www.struttandparker.com>

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <http://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email is confidential and may contain legally privileged information. If you are not the intended recipient it may be unlawful for you to read, copy, distribute, disclose or otherwise make use of the information herein. If you have received this email in error please contact us immediately. Strutt & Parker will accept no liability for the mis-transmission, interference, or interception of any email and you are reminded that email is not a secure method of communication.

Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited, a private limited company registered in England and Wales (with registered number 4176965) and whose registered office is at 5 Aldermanbury Square, London EC2V 7BP.

For further details of Strutt & Parker please visit our web site

<http://www.struttandparker.com>

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email is confidential and may contain legally privileged information. If you are not the intended recipient it may be unlawful for you to read, copy, distribute, disclose or otherwise make use of the information herein. If you have received this email in error please contact us immediately. Strutt & Parker will accept no liability for the mis-transmission, interference, or interception of any email and you are reminded that email is not a secure method of communication.

Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited, a private limited company registered in England and Wales (with registered number 4176965) and whose registered office is at 5 Aldermanbury Square, London EC2V 7BP.

For further details of Strutt & Parker please visit our web site

<http://www.struttandparker.com>

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email is confidential and may contain legally privileged information. If you are not the intended recipient it may be unlawful for you to read, copy, distribute, disclose or otherwise make use of the information herein. If you have received this email in error please contact us immediately. Strutt & Parker will accept no liability for the mis-transmission, interference, or interception of any email and you are reminded that email is not a secure method of communication.

Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited, a private limited company registered in England and Wales (with registered number 4176965) and whose registered office is at 5 Aldermanbury Square, London EC2V 7BP.

For further details of Strutt & Parker please visit our web site

<http://www.struttandparker.com>