

[REDACTED]

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)  Save the environment - think before you print.

From: Anita Gardner [REDACTED]
Sent: 04 June 2020 19:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: A/34/20/DOC - Mayflower Way, Angmering - Compliance with Condition 16 Contamination.

Please scan as consultee response

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Kate Giddings [REDACTED]
Sent: 04 June 2020 16:31
To: Anita Gardner [REDACTED]
Subject: RE: A/34/20/DOC - Mayflower Way, Angmering - Compliance with Condition 16 Contamination.

Hi Anita,

Sorry – manic here at the moment!
My confusion – I thought works were already underway, hence my comments regarding the cover system.

That's all fine if you are happy to agree a partial discharge. Of course we cannot recommend discharge of the entire condition as we need to ensure the appropriate remedial works are undertaken and that no previously unidentified contamination is suitably addressed.

Thank you,

Kate.

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

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



Save the environment - think before you print.

From: Anita Gardner

Sent: 04 June 2020 08:40

To: Kate Giddings

Subject: FW: A/34/20/DOC - Mayflower Way, Angmering - Compliance with Condition 16 Contamination.

Hi Kate,

Will you be able to let me have a response on this by lunchtime tomorrow please? I am being chased.

Thanks

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

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



Save the environment - think before you print.

From: Anita Gardner

Sent: 29 May 2020 15:04

To: Kate Giddings

Subject: FW: A/34/20/DOC - Mayflower Way, Angmering - Compliance with Condition 16 Contamination.

Hi Kate,

Please see the agent's response to my request for further information. Are you now satisfied that the condition can be discharged in part?

Thanks

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil



From: Paul Spratt [REDACTED]
Sent: 29 May 2020 09:21
To: Anita Gardner <[REDACTED]>
Cc: Ian Sellar <[REDACTED]>; Craig Morrison <[REDACTED]>
Subject: RE: A/34/20/DOC - Mayflower Way, Angmering - Compliance with Condition 16 Contamination.

Anita

Many thanks for your email and apologies for not getting back to you sooner. I have to admit with everything is a little chaotic at the moment with reduced staff and working from home.

Firstly, I can confirm that the gas membrane detail will be utilised across all plots of the site.

With regard to the second point I believe there is some confusion. We have not yet started any development on the site and we are only looking to discharge the condition partially (Points 1-3) in order that we can start development.

Therefore, it is my understanding that the area where elevated concentration of lead was identified is in the proximity of plots 6 & 7.

It is therefore our intention, at the appropriate time during construction when we have the correct formation level, to test the front and rear gardens of both of these plots. If these results come back ok we will just cap with 300mm topsoil as we would normally, however if they do not we will ensure a 600mm capping layer or 300mm and geotextile is installed accordingly. We will then demonstrate this via discharge of part 4 of the same condition.

If you have any queries do not hesitate to get in touch.

Many thanks

Kind Regards

PAUL SPRATT
ARCHITECT

Crayfern

HOMES

www.crayfernhomes.co.uk



Crayfern Homes Ltd, 14 St John's Rd, Hedge End, Southampton SO30 4AB
www.crayfernhomes.co.uk





Private Ltd Company registered in England and Wales. Registered Company No: 02703219. Registered Company Address: Apollo House, Mercury Park, Wooburn Green, HP10 0HH. IMPORTANT: This message is intended for the addressee only and may contain private and confidential information or material which may be privileged. If this message has come to you in error you must delete it immediately and should not copy it or show it to any other person.

From: Anita Gardner [REDACTED]
Sent: 27 May 2020 18:46
To: Paul Spratt [REDACTED]
Subject: FW: A/34/20/DOC - Mayflower Way, Angmering - Compliance with Condition 16 Contamination.

Dear Paul,
Are you able to provide an indication of the timeframe for receipt of the information requested below?
Regards
Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

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



Save the environment - think before you print.

From: Anita Gardner
Sent: 12 May 2020 16:25
To: Paul Spratt [REDACTED]
Subject: FW: A/34/20/DOC - Mayflower Way, Angmering - Compliance with Condition 16 Contamination.

Dear Paul,
Please see the comments below from our environmental health officer. Can you let me have confirmation of the details requested as soon as possible?
Regards
Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

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



Save the environment - think before you print.

From: Kate Giddings [REDACTED]
Sent: 12 May 2020 15:28
To: Anita Gardner [REDACTED]
Subject: RE: A/34/20/DOC - Mayflower Way, Angmering - Compliance with Condition 16 Contamination.

Hi Anita,

Thank you for forwarding this information.

With regard to the gas membrane, if the applicant can confirm that this has been/will be fitted to all properties, this will be considered satisfactory.

It is understood that the trial pit where the elevated concentration of lead was identified has been excavated and covered by hardstanding. It is of concern, however, that no further testing was undertaken in the garden areas of the plots in question. Excavation and imported certified clean material is a valid method of remediation, however we would expect to see a minimum of 600mm removed and replaced or a depth of 300mm removed and placed but with the addition of a geotextile membrane. If the applicant can confirm that either of these options have been met, this will be considered satisfactory. If not, it is recommended that further sampling is undertaken in the garden areas/areas of soft landscaping of the plots in question. The sampling strategy may include any areas of soft landscaping to the front of the plots in question. A suitably qualified, independent consultant should be engaged to further advise on the required sampling regime.

Many thanks,

Kate.

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

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



Save the environment - think before you print.

From: Anita Gardner [REDACTED]
Sent: 12 May 2020 13:25
To: Kate Giddings [REDACTED]
Subject: FW: A/34/20/DOC - Mayflower Way, Angmering - Compliance with Condition 16 Contamination.

Hi Kate,

Following your earlier request please see the attached additional/substitute information. Are you happy for the condition to now be discharged?

Thanks

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

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



Save the environment - think before you print.

From: Paul Spratt [REDACTED]
Sent: 07 May 2020 20:26
To: Anita Gardner [REDACTED]
Cc: Craig Morrison [REDACTED] Ian Sellar <[REDACTED]>
Subject: FW: A/34/20/DOC - Mayflower Way, Angmering - Compliance with Condition 16 Contamination.

Dear Anita

Please see the response from our consultant regarding condition 16.

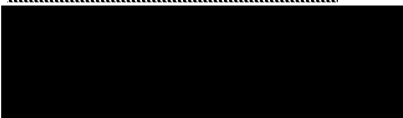
I have attached our standard gas membrane detail for these situations as requested in their email.

Kind Regards

PAUL SPRATT
ARCHITECT



Crayfern Homes Ltd, 14 St John's Rd, Hedge End, Southampton SO30 4AB
www.crayfernhomes.co.uk



Private Ltd Company registered in England and Wales. Registered Company No: 02703219. Registered Company Address: Apollo House, Mercury Park, Wooburn Green, HP10 0HH. IMPORTANT: This message is intended for the addressee only and may contain private and confidential information or material which may be privileged. If this message has come to you in error you must delete it immediately and should not copy it or show it to any other person.

From: Craig Morrison <[REDACTED]>
Sent: 07 May 2020 13:06
To: Paul Spratt [REDACTED]
Subject: RE: A/34/20/DOC - Mayflower Way, Angmering - Compliance with Condition 16 Contamination.

Paul, many thanks for forwarding the email from the Local Authority.

I have reviewed the report further to the EHO's comments and provide the following response that should be forwarded on.

- 1) the CGIR identified an exceedance of lead at 0.10 metres depth and stated that based on the proposed development plan, no remediation was required, however no management of this exceedance is mentioned and no subsequent sampling of the garden areas was undertaken;

The area where the elevated lead concentration was encountered was beneath the proposed buildings of plot 6 & 7 and at shallow depth. The attached drawings show that site levels were to be reduced in this area by between 200 and 300mm and therefore the encountered lead would have been removed during construction and, even if present at greater depth, would have been covered so that it would not present a risk to the end-user. With regards to the garden areas of plots 6/7, it is acknowledged that no supplementary sampling testing has been undertaken, however, given the proposed site level changes across these garden areas along with the need to replace the surface soils with an appropriate growing medium / topsoil then the same would apply to these areas i.e. removal of material to facilitate level change and further replacement of near surface soil with imported clean material.

Obviously any imported topsoil etc would need to be accompanied by appropriate certification or independently tested and such information provided to the regulator.

- 2) the SGRA concludes that gas protection measures are likely to be required, however no detail is provided.

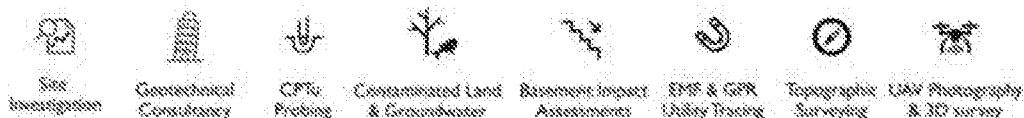
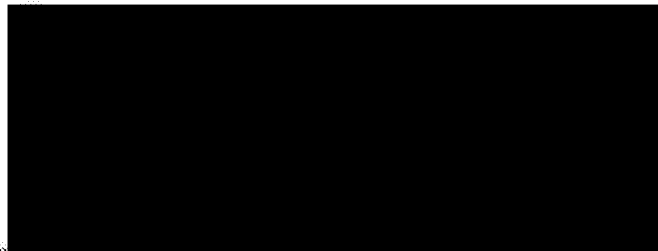
The Local Authority should be provided with the appropriate cross section drawings relating to the gas membrane installation along with details of the intended membrane to satisfy CS-2.

I trust that this additional information will be sufficient for the Local Authority and will allow consideration for the discharge of the relevant condition.

Kind regards

soils

Craig Morrison
Director
BSc (Hons), FGS,
MIEnvSc | Soils Limited



From: Anita Gardner <[REDACTED]>
Date: 17 April 2020 at 16:04:29 BST
To: Ian Sellar <[REDACTED]>
Subject: A/34/20/DOC - Mayflower Way, Angmering - Compliance with Condition 16 Contamination.

Dear Mr Sellar,

I have now received the comments of the Environmental Health Officer in respect of condition 16. She has requested submission of the following additional information:

- the CGIR identified an exceedance of lead at 0.10 metres depth and stated that based on the proposed development plan, no remediation was required, however

no management of this exceedance is mentioned and no subsequent sampling of the garden areas was undertaken;

- the SGRA concludes that gas protection measures are likely to be required, however no detail is provided.

Please can you let me have receipt of these additional details within the next 2 weeks?

Regards

Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

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



Save the environment - think before you print.

<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.

<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.
