

Sent: 21 May 2018 08:38
To: Planning Scanning
Subject: FW: FW: A/44/18/PL - The Vinery Arundel Road Poling BN18 9PY

From: Christopher Davis
Sent: 17 May 2018 16:08
To: Planning.Responses
Cc: Ross Leal
Subject: FW: A/44/18/PL - The Vinery Arundel Road Poling BN18 9PY

EH comments in relation to A/44/18/PL

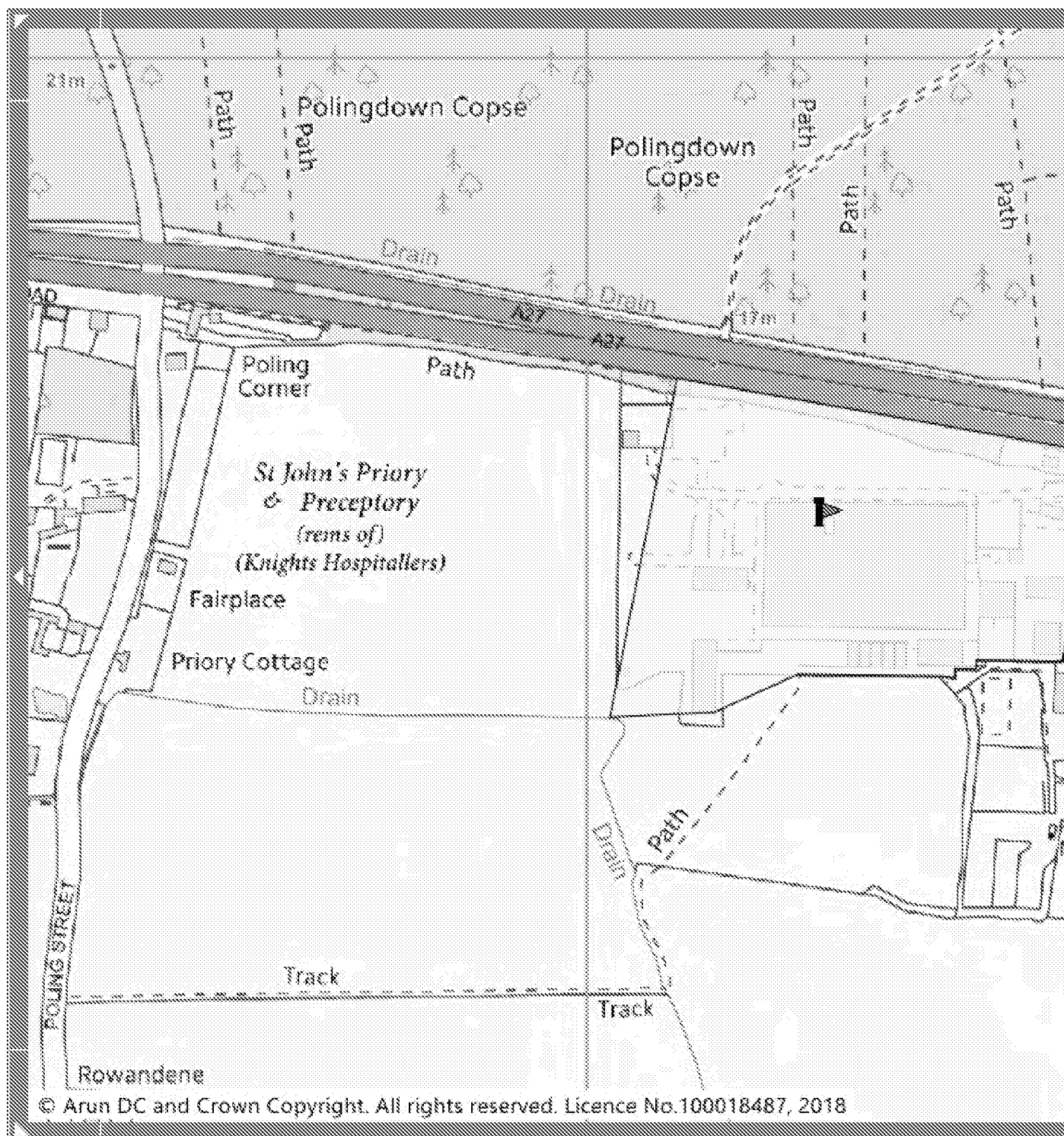
Having now evaluated the proposed development and formulated my conclusions I would state that based on the requirements of the NPPF and NPPG, this development falls into category 2 (below):

- ~~1. No comments~~
- 2. Conditions or Informatives requested**
- ~~3. Refusal recommended~~

I therefore put forward the following;

Contaminated Land

This site is known as 'Blue Prince Mushrooms' and has the Potentially Contaminated Land (PCL) Ref: 278



The PCL data held for this site is as follows:

PHASE 1 RISK CATEGORISATION

PCL 278

Blue Prince Mushrooms

Case Officer: Matthew Kennett
Street: Arundel Road A27
Postal Locality: Poling

SITE SUMMARY

8/2/13 GB seen units discharging at surface to south of unit potentially without PP.
28/6/2013 A74/13 proposes to store agro chemicals on site, Ros at EA concerned.

COMPLETED FOR SITE

Dream Risk Assessment	☒	Visual Inspection	☐
Desk Based Review	☐	Potential Pollutant Linkages	☐

CONCLUSION

Approved By

Signed Date

PCL 278
Blue Prince Mushrooms

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Condition:

1. Prior to the commencement of development, a detailed remediation scheme to ensure that the site is suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) must be submitted to and approved in writing by the Local Planning Authority (LPA). The scheme must describe all the relevant works to be undertaken including, the proposed remediation objectives and performance criteria, a schedule of works and site management protocols.

The scheme must deliver a site that will not qualify as 'contaminated land' under Part 2A of the Environmental Protection Act 1990, having regard to the intended use of the land after remediation.

The approved scheme shall thereafter be carried out in accordance with its approved terms, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be notified at least two weeks prior to commencement of the remediation scheme works.

Following completion of the remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be prepared and submitted for approval in writing by the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition:

2. If '*unexpected*' contamination is found at any time when carrying out the approved development it must be reported in writing to the Local Planning Authority (LPA). An investigation and risk assessment must be undertaken in accordance with the requirements set out by the LPA and where remediation is necessary, a remediation scheme must be prepared in accordance and with the written approval of the LPA.

Following completion of the remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be prepared and submitted for approval in writing by the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Informatives

1. It goes without saying that any materials brought in to the site to facilitate the raising of the land need to be free from any contamination!
2. The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.

For further information please contact the Environmental Health Department on 01903 737500

Christopher Davis
Environmental Health Officer
Environmental Health Department


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