

[REDACTED]

Environmental Health consultation. Pls upload.

[REDACTED]

Hi Andrew,

Sorry I couldn't get this across to you on Friday. How about something along the following lines:

Whilst EH is not satisfied that the site has been sufficiently assessed to prove that it not pose an undue risk to human health, as condition 22 has been discharged, it appears that condition 24 can, technically, also be discharged.

In terms of resolving the issue, the developer could employ a suitably qualified, independent consultant to re-evaluate the previous submission and produce a more robust risk assessment. This may involve further testing. Alternatively, future residents may wish to have their own risk assessments conducted and/or take out suitable insurance. The site remains highlighted as potentially contaminated on the Council's database.

Thank you,

Kate.

[REDACTED]

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From: Andrew Wood <Andrew.Wood@arun.gov.uk>

Sent: 24 April 2020 11:43

[REDACTED]

I cant find anything in relation to consultation on Condition 22, just the decision notice approving the DOC. I am inclined in that case to accept the view of the agent Chris Frost.

Thanks,

Andrew Wood

p.s. I will try and call now

[REDACTED]

[REDACTED]

Hi Andrew,

Thanks for this. I had spoken with Mr. Frost last week and outlined the situation; we agreed that we needed to discuss the issue with you to reach a conclusion. Did you manage to find anything relating to the consultation for the discharge of condition 22? I'm in a meeting until 3pm but should be free after that if you need to discuss the matter.

Thanks,

Kate

[REDACTED]

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[REDACTED]

[REDACTED]



[REDACTED]

Dear Andrew

We are now keen to get this decision issued as it is over 5 weeks overdue.

While the EH officer has indicated that she is not satisfied with the report that has already been approved under Condition 22 – there is nothing further to submit in respect of that application.

This application relates to Condition 24, for which there is nothing for us to submit.

Can you please get the decision issued for this?

Best regards

Chris Frost, MRTPI
Director

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[REDACTED]
uk

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[REDACTED]

Dear Kate

Thank you for coming back to me.

I'm not quite sure how much longer we can go around on this.

Condition 22 has already been approved – there is nothing further to submit in respect of this condition and there is no remediation strategy.

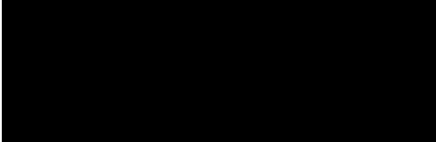
The current application deals only with a verification report demonstrating completion of the works set out in the approved remediation strategy – but there is no requirement for a verification report as there is no remediation strategy. There is therefore nothing for us to submit under this application, as we cannot provide a verification report of something that doesn't exist.

Your concern appears to be that Condition 22 should not have been approved as you would like to have seen additional information in that report. However, that ship has sailed – the condition has been approved, the work has been undertaken and the scheme has been built. The Council can't refuse this application on the basis that it doesn't like something that it has already approved.

Best regards

Chris Frost, MRTPI
Director

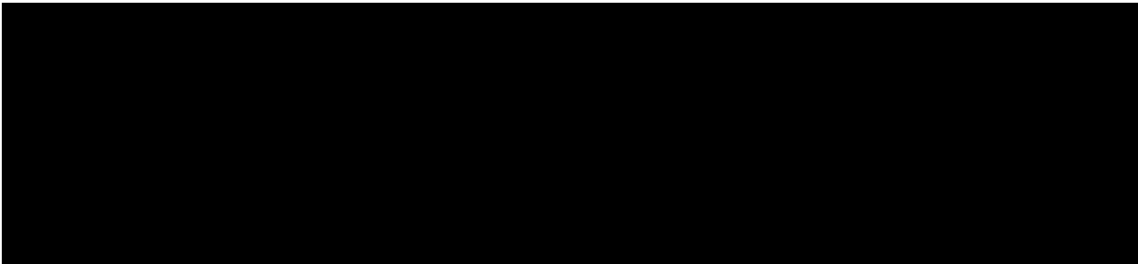
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Good afternoon,

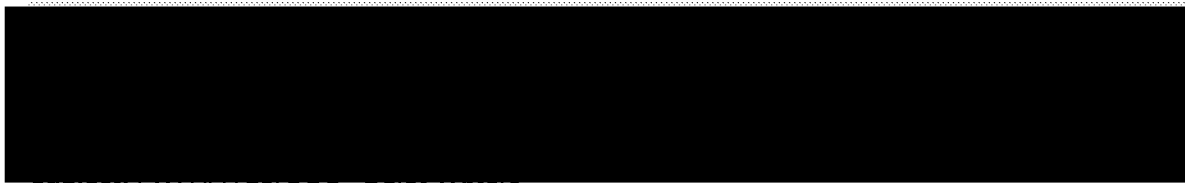
Many thanks for your e-mails and apologies for the delayed response; as you will know, I have been out of the office.

Thank you for providing Hemsley Consulting's desk study report (ref.: HC5382, dated May 2018). It appears that this report has been updated with information from an Envirocheck report and references the intrusive investigation as detailed in the previous report (ref.: HC5382, dated February 2018). The reports provided are not considered satisfactory to allow this Department to consider discharging the condition because this Department cannot be satisfied that the site can be considered suitable for its intended use and does not pose an undue risk to human health. Furthermore, it is standard practice for the desk study to inform the subsequent intrusive investigation (where necessary) to ensure a suitably representative investigation is conducted; could this please be explained?

It is understood that condition 22 was discharged on 10 July 2018, although it is not clear from the planning documents whether this Department was consulted and I understand the case officer is looking into this matter.

Kind regards,

Kate Giddings.



Dear Kate

Andrew Wood passed your comments of 19 March to me and I responded on that date, and again on 3 April (below).

This application is now over a month overdue.

Could you confirm that you have reviewed the correct report? As set out previously, there is no requirement for a verification report as there is no remediation strategy.

Best regards

Chris Frost, MRTPI
Director

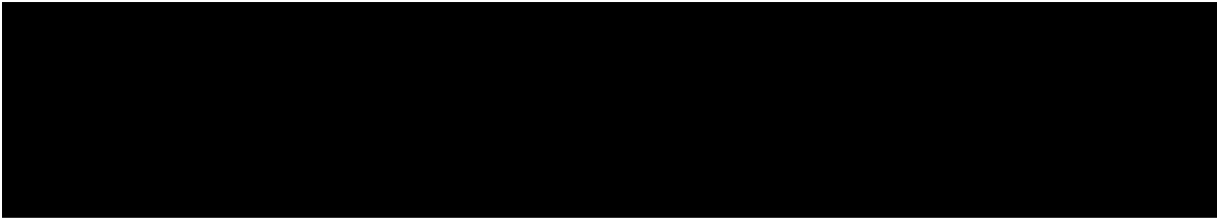
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Dear Kate

Andrew has passed your comments on to me.

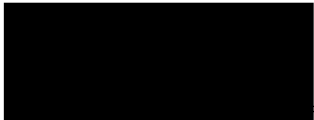
I note your view that the Site Investigation Report is not adequate, however, Condition 22 has already been approved by the Council and concludes that no remediation strategy is required. I wondered if you were reviewing the final version of the report, which was amended during the course of the application, which is identified on the decision notice as "*Hemsley Consulting Ltd: Quiet Waters, Roundstone Lane, Angmering, West Sussex Contamination Assessment: Desk Study (Ref. HC5382, 17th May 2018)*", which I attach for your ease of reference.

However, the current application deals only with a verification report demonstrating completion of the works set out in the approved remediation strategy is required – but there is no requirement for a verification report as there is no remediation strategy. There is therefore nothing for us to submit under this application, as we cannot provide a verification report of something that doesn't exist.

Best regards

Chris Frost, MRTPI
Director

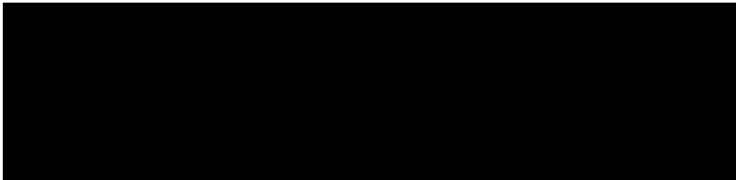
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Chris please see email below from the Environmental Health Officer,

Thank you,

Andrew Wood



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Hi Andrew,

Thanks for this.

My problem is that I cannot discharge the condition because the site investigation report is not adequate; it does not sufficiently address the potential risks to human health posed by the site.

Thanks,

Kate.

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Subject: RE: A/7/20/DOC - Quiet Waters

The relevant application is A/70/18/DOC. Which includes the Site Investigation Report. Is this sufficient?



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[REDACTED]

Hi Andrew,

Are there please any records of EH's consultation to the discharge of condition 22? I've had a look on the portal but can't see anything. At present, there is insufficient evidence that the site has been thoroughly investigated and the risks to human health suitably quantified.

Thanks,

Kate.

[REDACTED]

[REDACTED]

Dear Mr Wood

As set out in the covering letter, Condition 22 of the same permission required the submission and approval of a Site Investigation Report, a copy of which (prepared by Hemsley Consulting) was submitted in support of this application. The report concluded that no contamination was found on the site, and that no remediation of the site was required.

The details submitted to clear this condition were approved by Arun District Council on 10 July 2019. A copy of the decision notice discharging Condition 22 was submitted in support of this application.

On the basis of the information submitted to and approved by the Council, no remediation strategy was required and therefore no verification report demonstrating completion of the works set out in the approved remediation strategy is required – there is nothing to submit.

However, we need to make this submission to clear this condition, otherwise it is identified as an undischarged condition on purchasers' land searches, which delays sales.

We therefore look forward to receiving your confirmation that this condition has been discharged.

Best regards

Chris Frost, MRTPI
Director

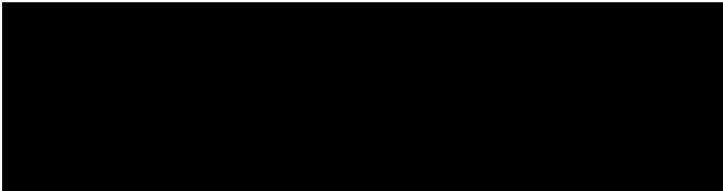
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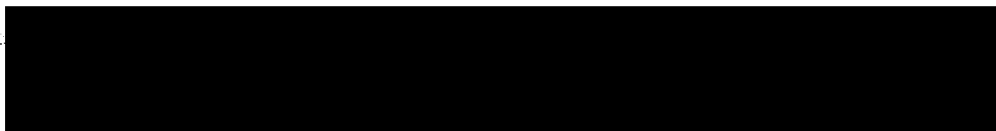


Mr. Frost,

Please see attached request for further information from our Environmental Health team in email below.
Please supply additional information and I will get back to them.

Thank you,

Andrew Wood





From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 12 March 2020 12:25
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: FW: A/7/20/DOC - Quiet Waters

Hi Andrew,

Carol has passed this one over to me.

Condition 24 states that in order to be considered for discharge, a verification report must be submitted which demonstrates completion of the works set out in the approved remediation strategy. The submission of Hemsley Consulting Ltd.'s Site Investigation Report (ref.: HC5382, dated February 2018) does not fulfil the required criteria. In order to consider this application, EH will need sight of the approved remediation strategy.

Many 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



From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Sent: 11 March 2020 21:05
To: Neil Williamson <Neil.Williamson@arun.gov.uk>
Cc: Kate Giddings <kate.giddings@arun.gov.uk>; Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: Fwd: A/7/20/DOC - Quiet Waters

Hi Neil, could Kate complete this please? I believe the houses are built. It relates to remediation works.
Thanks C

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: Wednesday, March 11, 2020 10:03:04 AM
To: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Subject: A/7/20/DOC - Quiet Waters

Hi Carol,

A/7/20/DOC - Quiet Waters

Hope you had a good holiday. I am just chasing up comments on this application.

Thank you,

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



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