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From: Rebecca Hoad [REDACTED]
Sent: 05 August 2020 10:05
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Chris Barker [REDACTED]
Subject: RE: A/86/20/DOC - Manor Nurseries, High Street, Angmering
Importance: High

Dear Michael,

Thank you for forwarding us the below response from Environmental Health. Our comments are below in red.

I trust that Conditions 10 and 24(Parts 1,2 and 3) can now be discharged in full, and Condition 24(Part 4) can be discharged prior to first occupation of any dwelling, in accordance with Condition 26 which requires the submission of a verification report.

Kind Regards,

Rebecca Hoad MSc Town Planning
Planner

ECE Planning

The team at ECE Planning are working from home but very much open for business on the phone, by email and conference calls - Please see contact details below. Please click [here](#) to find out how ECE Planning are responding to COVID-19.



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From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 04 August 2020 11:44
To: Chris Barker [REDACTED]
Cc: Rebecca Hoad [REDACTED]
Subject: FW: A/86/20/DOC - Manor Nurseries, High Street, Angmering
Importance: High

Dear Chris,

Please see the email below from Environmental Health regarding Conditions 10 and 24 of discharge of condition application A/86/20/DOC regarding Manor Nurseries, High Street, Angmering.

I look forward to receiving your reply.

Regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



T: 01903 737772
E: michael.eastham@arun.gov.uk

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From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 04 August 2020 10:55
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: A/86/20/DOC - Manor Nurseries, High Street, Angmering

Good morning,

In relation to the above application, please may EH comment as follows:

Condition 10 (CMP) – the Construction Management Plan (unreferenced, undated) includes an appendix (site layout) however this page appears to be blank. The Appendix (Site Plan) was submitted with the application and was issued again to Michael Eastham on 8th July 2020. I have attached this again for ease. Refer to 'P1456i Construction Management Plan – Site Layout'. There is no indication of how often the dust monitoring will be undertaken or where the overall responsibility for this element lies. This is set out in detail on page 7 of the CMP. Dust monitoring will be undertaken at each key item as set out at the bottom of page 7. The overall responsibility for dust monitoring is as detailed on page 7, Westbrooke Developments Site Management Team, Westbrooke Developments office based projects team and Independent Health & Safety Consultant.

When written, the waste management plan should be provided and this may need to be reviewed by the EA. The CMP does not contain any detail regarding anticipated number and frequency of vehicular movements, This is set out on page 6 of the CMP. *'We expect site traffic to the site to be low, probably a maximum of 20 deliveries a day'*. the erection and maintenance of security hoarding, This is set out on page 5 of the CMP. noise and vibration management, lighting management nor contact details/liaison with neighbours. Contact details are set out on page 8, highlighting that Roffey Homes Ltd are the client, ECE Architecture are the Principle Designer and Westbrooke Developments Ltd are the Principal Contractors. Liaison with neighbours is set out on page 4 of the CMP. The need for noise, vibration and lighting management was not set out as a requirement in Condition 10 therefore this has not been set out in detail in the CMP. We can however advise that noisy equipment will be minimised and neighbours will be informed as set out on page 4. **It is therefore not possible to recommend discharge of this condition.** We trust that Condition 10 can now be discharged in full. It is also important to note that WSCC Highways have recommended discharge of this condition as set out in the attached response dated 22nd July 2020.

Condition 24 (CL) – the majority of Ashdown Site Investigation Limited's Revised Ground Contamination Risk assessment Report (ref.: R14233 for project P14618, dated May 2020) is acceptable. The removal of the asbestos roof from the plant room is noted, however there is no information regarding when this is likely to have occurred, how the roof was removed nor where it went.

The report references two previous reports (LW26073, April 2015 and LW26073/map, March 2015) which should please be provided as I have not had sight of these. As per the report

recommendations, the issue regarding radon protective measures should be discussed with Building Control. The previous report as referenced was submitted with the discharge of condition application but is attached again for ease.

With reference to discharging the condition, it is not possible to recommend a complete discharge at this stage, although EH is satisfied that works may commence. If you are willing to accept a partial discharge, parts 1-3 could be approved with part 4 (including a watching brief) to be demonstrated upon completion of the groundworks. As set out within our associated covering letter (dated 10 June 2020), the accompanying reports are considered to address Parts 1, 2 and 3 of Condition 24 however, Part 4 cannot be addressed until the verification plan has been produced. The verification plan will be submitted prior to first occupation of any dwelling, in accordance with Condition 26 which requires the submission of a verification report.

It is considered that Condition 24, Parts 1, 2 and 3 can be discharged. It is requested that Condition 24, Part 4 does not need to be discharge prior to commencement but can be discharged prior to first occupation of any dwelling. **By copy to Michael**, we would appreciate your written confirmation to this as soon as possible.

Many thanks,

Kate.

Kate Giddings
Senior Technical Officer
Environmental Health

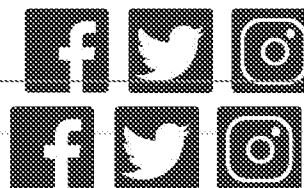
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From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 04 August 2020 07:24
To: Kate Giddings <kate.giddings@arun.gov.uk>
Subject: A/86/20/DOC - Manor Nurseries, High Street, Angmering
Importance: High

Hi Kate,

Please could I have your consultation response to **Condition 10 (Construction Management Plan)** and **Condition 24 (Contamination)** of discharge of condition application **A/86/20/DOC** regarding Manor Nurseries, High Street, Angmering by the close of play today (**Tuesday 4th August 2020**)?

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,

Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk



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