

From: Nicola Spencer on behalf of Planning.Responses
Sent: 07 April 2022 17:10
To: Planning Scanning
Subject: FW: Bognor Garage Shripney Road Bognor Regis PO22 9NJ - BE/17/22/PL

Nicola Spencer
Technical Support Manager,
Planning Services



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Craig Milligan
Sent: 07 April 2022 10:22
To: Amber Willard <Amber.Willard@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Bognor Garage Shripney Road Bognor Regis PO22 9NJ - BE/17/22/PL

Planning Application Reference: BE/17/22/PL

Proposal: Redeveloped to provide a modern vehicle service facility for all types of vehicles up to class 7, which includes all motor cars and commercial vehicle up to 3,500KG i.e. small vans. This site is in CIL Zone 4 (Zero Rated) as other development.

Location: Bognor Garage Shripney Road Bognor Regis PO22 9NJ

Dear Amber,
Environmental Health has no objection in principle to the above proposal, however the following matters should be considered.

Contaminated Land

Having reviewed the document entitled 'Phase One Environmental Assessment Report (preliminary risk assessment) | Report IN22719 CL 001' (dated March 2022) [produced by Subadra] I find the report, methodology and findings to be reliable. I therefore recommend the development proceeds in accordance with the Subadra report, and that the developer shall carry out a Phase 2 site intrusive investigation to identify contamination levels in the soil. Where any contamination is identified a remediation shall be submitted for approval to the local planning authority. Following implementation of the approved scheme, a validation report with photographic evidence, waste transfer certificates, and results of sampling of any imported soils in situ shall be submitted for approval to the local planning authority

Reason: To protect the health of ground workers.

****I note the Subadra Phase One assessment has identified a moderate to high risk to the environment. I expect the Environment Agency shall provide further comment with regards to risks to groundwaters.**

Sincerely,

Craig Milligan

Environmental Health Officer, Technical Service



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