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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
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From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Sent: 04 September 2026 14:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: RE: BE/49/26/DOC- Chalcraft Nurseries Chalcraft Lane- condition 9 (contamination)

Hi Team,

Once the below email/EH comments has been uploaded, could you message Dave on teams so that this condition can be discharged as I'm off next week.

Thanks

Simon

From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Sent: 01 September 2026 13:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: BE/49/26/DOC- Chalcroft Nurseries Chalcroft Lane- condition 9 (contamination)

Hi Team,

Please can you upload this EH comment for condition 9 of this DOC

Thanks

Simon

From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: Tuesday, September 01, 2026 12:56
To: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Subject: RE: BE/49/26/DOC- Chalcroft Nurseries Chalcroft Lane- condition 9 (contamination)

Dear Simon,

Thank you for provision of the additional information and apologies for missing this.

It is noted that remedial measures are required for the site (including a watching brief), however parts 3 and 4 of condition 9 of BE/77/25/NMA have not been addressed, therefore it is not possible to recommend full discharge of this condition. If a partial discharge is an option, EH considers that parts 1 and 2 of the condition have been met.

Many thanks,

Kate.

Kate Giddings

Senior Environmental Health Officer, Environmental Health

Working days: Tuesday, Wednesday and Thursday.

T: 01903 737586

E: kate.giddings@arun.gov.uk

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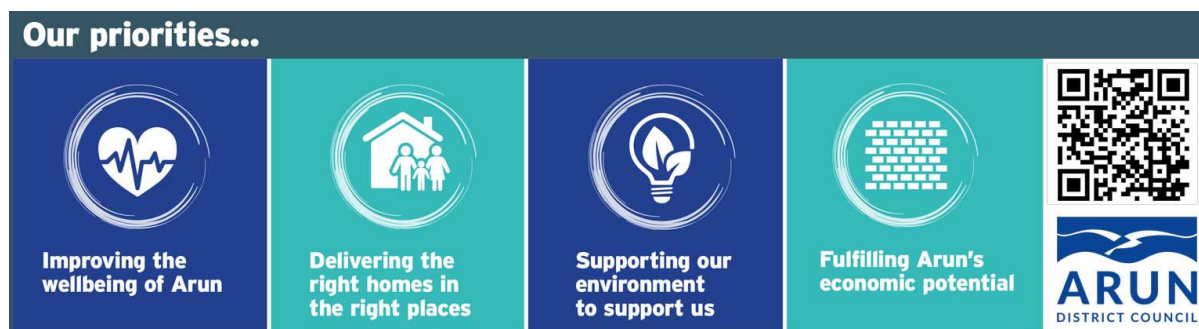
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From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>

Sent: Friday, August 28, 2026 9:00 AM

To: Kate Giddings <kate.giddings@arun.gov.uk>

Subject: RE: BE/49/26/DOC- Chalcraft Nurseries Chalcraft Lane- condition 9 (contamination)

Hi Kate,

Hope you're well. I wanted to follow up on the below email as don't believe I have heard back. If you could get back to me on the below to confirm if condition 9 of BE/13/24/S73 can be discharged.

Thanks

Simon

From: Simon Brooksbank
Sent: 04 August 2026 15:55
To: Kate Giddings <kate.giddings@arun.gov.uk>
Subject: FW: BE/49/26/DOC- Chalcroft Nurseries Chalcroft Lane- condition 9 (contamination)

Hi Kate,

Please see the below email response from the agent in relation to condition 9. Please see your comments on the Contamination Risk Assessment for reference below:

From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 22 July 2026 12:21
To: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BE/49/26/DOC - Chalcroft Nurseries, Chalcroft Lane, Bersted, West Sussex PO21 5TS

Good afternoon Simon,

I hope you are well.

Having reviewed Castledine Environmental's Phase I Land Contamination Risk Assessment (ref.: 3583D P1 Cullen – West Bersted, dated June 2025), it is noted that radon protective measures will be required, however no assessment is proposed to clarify the required extent of such protective measures. In addition, it is unclear how the site's classification of low to moderate risk has been translated into a 'watching brief' recommendation. Consequently, EH is currently unable to recommend discharge of Condition 9 of BE/77/25/NMA.

If you could get back to me on your position on this.

If you would like to be formally reconsulted on this, please let me know.

Thanks

Simon

From: Dawn Appleton [REDACTED]
Sent: 04 August 2026 15:47
To: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Subject: RE: BE/49/26/DOC- Chalcroft Nurseries Chalcroft Lane- condition 9 (contamination)

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

I have already forwarded this to our consultant who has answered as follows:

1. The report acquired from Groundsure and included in Appendix A cites that between 3% and 5% of properties in the site area are affected by radon. Basic Protection measures are stated to be required on page 96 of this Appendix. These will be required for structures over the whole of the site.
2. The 'moderate to low' level of risk applied to site workers, ground gas and radon. The recommendations are outlined below:
 1. Site workers: Standard PPE and adherence to HSE guidance was considered sufficient to mitigate hazard to low (pages 20, 23, 24)
 2. Ground gas: Gas monitoring OR upgrade of radon protective measures to protect from ground gas (pages 20, 24) subject to LA guidance.
 3. Radon: Gas protection measures have been recommended which will reduce the hazard to low (pages 20, 24).
3. The watching brief is necessary and appropriate for unexpected contamination which could raise potential risks for e.g. site users, up from Low which is the current assessment.

I would be grateful if you could revert back on this basis.

Dawn

From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Sent: 04 August 2026 15:43
To: Dawn Appleton [REDACTED]
Subject: [EXTERNAL] BE/49/26/DOC- Chalcroft Nurseries Chalcroft Lane- condition 9 (contamination)

Hi Dawn,

Please see the below EH comments relating to the discharge of condition 9 (contamination) of BE/13/24/S73 (amended by BE/77/25/NMA):

Having reviewed Castledine Environmental's Phase I Land Contamination Risk Assessment (ref.: 3583D P1 Cullen – West Bersted, dated June 2025), it is noted that radon protective measures will be required, however no assessment is proposed to clarify the required extent of such protective measures. In addition, it is unclear how the site's classification of low to moderate risk has been translated into a 'watching brief' recommendation. Consequently, EH is currently unable to recommend discharge of Condition 9 of BE/77/25/NMA.

Please can you amend the Contamination Risk Assessment to address this. Could I have this by 11/08/26?

Thanks

Simon Brooksbank

Principal Planner

Planning

T: 01903 737881

E: Simon.Brooksbank@arun.gov.uk

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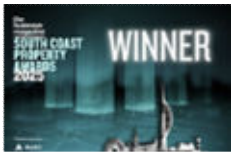


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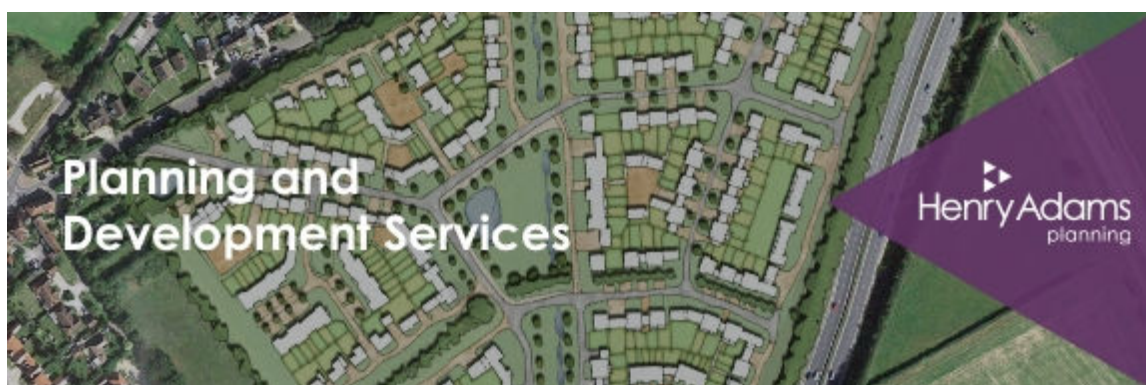
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Dawn Appleton MRTPI
 Senior Planner
 [Redacted]
 [Redacted]



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