

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 15 September 2020 08:16

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: CM/64/19/PL – Condition 20 - Contamination - Langford, Horsemere Green Lane, Climping, BN17 5QZ

Please scan against cm/27/20/doc

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: anita.gardner@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Robert Hodges [REDACTED]

Sent: 12 September 2020 09:36

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

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

Subject: CM/64/19/PL – Condition 20 - Contamination - Langford, Horsemere Green Lane, Climping, BN17 5QZ

Dear Mrs Gardner,

We are in receipt of a copy of a letter from Mr Neil Crowther to Carlton Design Partnership, dated 10th September 2020 (Ref: CM/27/20/DOC) relating to the REFUSAL of discharge of Condition 20 C Contamination. The letter states that the submitted document (Our Report No. CCL03279.CL23) does not provide a "thorough and comprehensive risk assessment" of the site conditions.

We strongly disagree with this statement and consider that the existing report does provide an appropriate risk assessment given the history of the site (detached residential property in mature grounds with no significant changes to layout since constructed in the 1930s) and the ground conditions encountered. It is noted that historical land uses within 100 m of the site include an airfield and works but that these both ceased operation in excess of 30 years ago and have been subsequently redeveloped.

The adjoining property to the west of the site, Scyld was granted planning permission (CM/21/19/PL) in 2019 for a similar residential development to that proposed at Langford. It is noted that the permission for this development was not subject to a "Contamination" condition. This disparity is not understood.

Notwithstanding the above, we attach our revised Site Investigation Report No. CCL03279.CL23\R1 which now includes historical maps and information from an environmental database search, to provide additional clarity in relation to the current and historical land use and environmental setting.

It should be noted that our risk assessments are unchanged.

We trust that this revised document is now considered satisfactory to enable discharge of Condition 20.

If you, or your Environmental Health Officer, would like to discuss any matters please contact me directly.

Yours sincerely

Robert Hodges

Managing Director

Crossfield
CONSULTING
GEO-TECHNICAL ENVIRONMENTAL

The Granary, White Hall Farm
Long Itchington, Warwickshire, CV47 9PU

Due to the ongoing COVID-19 situation, the office is currently not fully staffed,
so please contact me by email or my mobile: [REDACTED]
until the situation improves



Registered Office: The Granary, White Hall Farm, Long Itchington, Warwickshire, CV47 9PU. Registered in England: 3320421

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