

Colin Button

From: Anita Gardner [REDACTED]
Sent: 15 September 2020 12:10
To: Robert Hodges
Subject: FW: CM/64/19/PL – Condition 20 - Contamination - Langford, Horsemere Green Lane, Climping, BN17 5QZ

Dear Mr Hodges,
Please see the response below from the environmental health officer.
Regards

Anita Gardner
Principal Planning Officer,
Directorate of Place



[REDACTED]
Arun District Council, Civic Centre, Maltrovers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Kate Giddings [REDACTED]
Sent: 15 September 2020 12:10
To: Anita Gardner [REDACTED]
Subject: RE: CM/64/19/PL – Condition 20 - Contamination - Langford, Horsemere Green Lane, Climping, BN17 5QZ

Hi Anita,

I thank you for provision of the updated report.

I can confirm that the potentially contaminated land condition was recommended for this site due to the proximity of the site to land which has been identified as potentially contaminated. This is not applicable for the site associated with CM/21/19/PL.

The revised report does not address the potentially contaminative uses immediately to the east and south of the site, therefore the condition cannot be recommended for discharge. As aforementioned, I will also please need to see Crucial Environmental's asbestos demolition survey (dated July 2020).

Thank you,

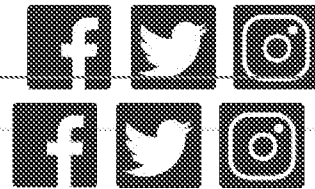
Kate.

Kate Giddings
Senior Technical Officer
Environmental Health



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From: Anita Gardner <[REDACTED]>
Sent: 15 September 2020 09:59
To: Kate Giddings <[REDACTED]>
Subject: FW: CM/64/19/PL – Condition 20 - Contamination - Langford, Horsemere Green Lane, Climping, BN17 5QZ

Hi Kate,
Can you let me know if these additional details are likely to be acceptable if the application is re-submitted on this basis?
Thanks
Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place



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From: Robert Hodges <[REDACTED]>
Sent: 12 September 2020 09:36
To: Anita Gardner <[REDACTED]>
Cc: Kate Giddings <[REDACTED]>
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.

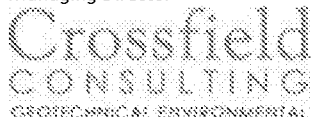
We trust that this revised document is now considered satisfactory to enable discharge of Condition 20.

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

Yours sincerely

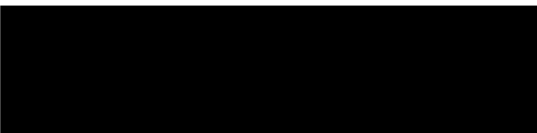
Robert Hodges

Managing Director



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



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