

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 21 October 2020 16:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Clymping Condition CM/36/20/DOC

Please treat as a consultation response

Anita Gardner
Principal Planning Officer,
Directorate of Place

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



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From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 21 October 2020 15:56
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Clymping Condition CM/36/20/DOC

Hi Anita,

Thank you for forwarding Crossfield Consulting's Supplementary Geo-environmental Assessment Report. It is surprising to see the inclusion of anecdotal evidence from neighbours and former occupants of the site as this type of information should not be relied upon when conducting a risk

assessment. It is also not clear from the report which regulatory bodies have been consulted. Furthermore, not all the potentially contaminative former uses have been identified, nor has a full CSM been produced. It is therefore not possible to recommend discharge of this condition at the current time.

Thanks,

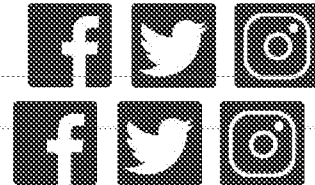
Kate.

Kate Giddings
Senior Technical Officer
Environmental Health

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 15 October 2020 15:03
To: Kate Giddings <kate.giddings@arun.gov.uk>
Subject: FW: Clymping Condition CM/36/20/DOC

Hi Kate,
Please can you advise ASAP whether this amended report addresses your concerns?
Thanks
Anita

Anita Gardner
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From: Colin Button [REDACTED]
Sent: 15 October 2020 14:59
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
[REDACTED]

Subject: RE: Clymping Condition CM/36/20/DOC

Hello Anita,

I attach an updated contamination report from our consultant following the comments you forwarded to us from the Environmental Health officer. The following sections of the GeoEnvironmental Assessment

Report are specifically amended to address 'the potentially contaminative uses immediately adjacent to the subject the site' and 'the potential impacts of the former on-site agricultural use'.

For ease of reference, the amended sections are;

- 1 introduction
- 2.3 site history
- 6.2 potential sources of contamination
- 7 summary.

We trust on inspection, the research and subsequent changes made satisfy any lingering concerns you may have had and look forward to hearing the condition can now be discharged.

Kind regards

[Redacted signature]

Colin Button • [Redacted]

carlton design partnership ltd

Selwyn House, 32a Castle Way, Southampton
SO14 2AW

[Redacted address line]

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

Sent: 13 October 2020 17:09

To: Colin Button [Redacted]

Subject: RE: Clymping Condition CM/36/20/DOC

This email originated from outside Carlton Design.

Dear Colin,

I have received the following comments from the environmental health officer in respect of discharge of condition 20.

'The updated report does not address the potentially contaminative uses immediately adjacent to the subject the site, nor does it adequately address the potential impacts of the former on-site agricultural use. It is therefore not possible at this stage to recommend the condition for discharge.

The information on our database has not been highlighted by the submissions so far and relates to the former uses of the neighbouring site (which was developed for residential in 1989 and no environmental assessment was conducted). In theory, it shouldn't take very long for a consultant to review the existing risk assessment and amend it to include the agricultural use element (herbicides, pesticides, organic matter, solvents, fuels, etc.) and the former uses of the adjacent site but I don't know how or from where they are obtaining their data.

Obviously if the update returns a minimal risk, it would be anticipated that a discovery strategy is formulated in the event that previously unidentified contamination is discovered. If the risk returns as requiring further investigation, we can work through the condition as necessary.'

I would therefore appreciate receipt of the additional information requested by the end of this week.

Regards

Anita Gardner

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From: Colin Button [REDACTED]
Sent: 13 October 2020 09:01
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Clymping Conditions

Hi Anita,

Thank you for trying. I fully understand- we will just have to be more patient! Hopefully for us, the Env Health can get on this early next week as you say.
Kind regards

[REDACTED]
Colin Button • [REDACTED]

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Selwyn House, 32a Castle Way, Southampton
SO14 2AW
[REDACTED]

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 09 October 2020 13:11
To: Colin Button [REDACTED]
Subject: RE: Clymping Conditions

This email originated from outside Carlton Design.

Dear Colin,

I have spoken with my Team Leader and whilst we fully understand the urgency for works to start again on site and will do all we can to issue the decisions promptly, we can't agree to works commencing without the relevant pre commencement conditions being discharged. Such an agreement would be contrary to the discussion and understanding reached between Mr Hartnett and Neil Crowther.

I have chased the environmental health officer again today and my Team Leader will be speaking to her in my absence, on Monday. We are hoping to be in a position to determine the 2 remaining pre- commencement conditions by the middle of next week.

Regards

Anita Gardner

Anita Gardner

Principal Planning Officer,
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From: Colin Button [REDACTED]
Sent: 09 October 2020 10:34
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Clymping Conditions

Hello Anita,

Many thanks for issuing the DOC approval yesterday. Our client was very happy and appreciates the efforts being made all round. As mentioned in the voicemail, it would save a lot of stress to get the site open again next week, with key deliveries due that have long been scheduled and some back log to make up to get the site ready, if we are to get the project back on track and running smoothly again.

Site staff/contractors etc will need some advance notice to open and restart and as the last day before the weekend it would be really useful to know today, that a start can be made next week so that we can get things organised. In light of all the information having now been provided in accordance with the EH requests, is there a way, (assuming we don't know how long the latest consultation may take to reply), to confirm that the developer can re start next week before the paperwork/approvals are complete/sent through as we really don't want to miss those deliveries?

I'm sure you appreciate the situation the developer is in and that having some advance notice helps organise schedules for people and materials etc greatly. I apologise for taking up so much of your time by condensing the DOC applications in to a short space of time- it will at least be off both our desks all the sooner! Many thanks again.

Kind regards

[REDACTED]
Colin Button • [REDACTED]

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SO14 2AW
[REDACTED]

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 08 October 2020 11:01
To: Colin Button [REDACTED]
Subject: RE: Clymping Conditions

This email originated from outside Carlton Design.

Dear Colin,

I have written the drainage conditions up for approval including the foul drainage based on Southern Water's previous comments. I would not expect our engineers to comment on foul, only surface water.
I am anticipating landscapes will respond later today, but I have not been given a timeframe for a response from environmental health, though I have advised them their response is urgent. The additional information you provided yesterday has been forwarded to them.

Regards

Anita

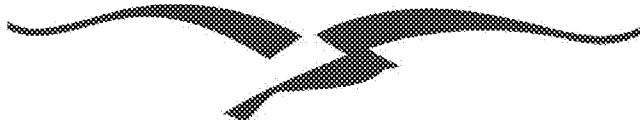
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From: Colin Button [REDACTED]
Sent: 08 October 2020 10:45
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Sylvia Rowbotham [REDACTED]
Subject: FW: Clymping Conditions

Hello Anita,

I trust your well. The client asked me to check something with you following your telephone conversation yesterday. I tried calling but it went to voicemail.
They highlighted the landscape condition (as one of the conditions) you mentioned you were chasing is not in fact a pre commencement condition and whilst appreciated, didn't want you to get distracted just now from chasing the more pressing (pre commencement) conditions which, if they hope to restart on site and get people working again, are vital they be discharged as soon as consultees have confirmed their approval.

We know there is a process to follow but for example Paul Cann, the drainage engineer has posted on the ADC portal that conditions 5,6,& 7 can be discharged but, he forgot to mention condition 22 can also be discharged. This required the input/approval of Southern Water, which we confirmed by forwarding their letter last week stating that they, Southern Water, were in fact content for the condition to be discharged. Please can you check this and let me know.

I expect you are probably just chasing sign off etc but if there are likely to be delays to discharging conditions this week can you let me know asap.

Many thanks and sorry for hassling you again!

[REDACTED]
Colin Button • [REDACTED]

carlton design partnership ltd

Selwyn House, 32a Castle Way, Southampton
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[REDACTED]

From: Colin Button

Sent: 07 October 2020 14:21

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

Cc: Mike Hartnett [REDACTED] Sylvia Rowbotham

Subject: RE: CM/27/20/DOC - Condition 4

Dear Anita,

Following on from your email note (02.10.2020), and the further observations of the Construction Management Plan by Kate, our clients MJH have forwarded the email text below in response to confirming the following :

- In reference to Crossfield Consultants Ground Investigate Report, March 2020, this has been amended to reflect the current review of this document – This has been amended to reflect the Officers observation - please see Page 10
- Detail on how noise, vibration and dust will be monitored and managed with respect to neighbouring properties : please see below

Following Kate's further observations of our Construction Management Plan (CMP), it is worth noting our Site Managers' are CITB Qualified. Site Management Safety Training Scheme (SMSTS) is the gold standard in training for managers on housing sites and the content of the qualification includes:

- Health & Safety at Work Act 1974
- Construction Design & Management (CDM)
- Risk Assessments
- Method Statements
- Recent changes in accepted work practices
- Behavioural Safety
- Management of Occupational Health
- Electricity
- Excavations
- Working at height
- Scaffold
- Demolition
- Environment

The Manager's responsibilities are to ensure a site is constructed in a safe and environmentally manner. Taking account of conditions not just affecting the site workers but also that of its neighbours and the general public. It is intended as per our Management Plan to use the latest environmentally approved equipment both in levels of sound but also emissions. It is also proposed to use acoustic barriers around heavy equipment. This will be moved with the phase of works and placed close to the noise source. The Construction Manager will be issued with a sound level meter (Class 1) to evaluate ambient noise levels from building operations to monitor and manage in respect of neighbouring properties. - This has been included to reflect the Officer's observations – Please see Page 44
In respect of vibration, we do not think there will be any across the ground that will affect neighbouring homes. There are no piling operations and the ground conditions do not give rise to vibration transmissions affecting the neighbouring properties. The site has traditional foundations.

Whilst plant is on site, carrying out these operations, we will put in a vibration monitor fully compliant to BS7385, BS5228 and DIN4150-2 this is suitable for construction and demolition activities, piling projects and rail embankment monitoring. - This has been included to reflect the Officers observation – Please see Page 45. All demolition and construction sites should be monitored for the generation of air quality. It is essential to monitor for dust generation including PM10 & PM2.5. It is important to risk assess works before commencement and carry these out in a safe environmental manner. Our Manager will be issued with a Dust Monitor on site and will risk assess. Monitoring equipment will be PM10 to monitor and manage air quality for neighbours; cyclone inlet standard unit of measurement Mg/M3.

- This has been included to reflect the Officers observation – Please see Page 45
- Section 12.4: Vehicular Access and Movements states that there are no restrictions to delivery times, however this contradicts the delivery times specified in section 2 : Project Information – This has been amended to reflect the Officer's observation- Please see Page 25.
- Section 12.8: Storage of Materials does not reference whether any loose material on site (for example, soil) will be stockpiled and if so whether the stockpiles will be covered to minimise dust emissions – This has been amended to reflect the Officer's observation – Please see Page 27.

We understand you are keen to get this condition processed and trust the above along with the revised Construction Phase Management Plan v2 attached is sufficient to enable this to happen.

As ever, thanks for your continued assistance.

Kind regards

Colin Button •

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

Sent: 02 October 2020 15:32

To: Colin Button

Subject: CM/27/20/DOC - Condition 4

This email originated from outside Carlton Design.

Dear Mr Button,

I have now received the following comments from the environmental health officer:

In relation to the revised Construction Management Plan (unreferenced, dated July 2020) by Complete Health and Safety Ltd., please may the applicant provide the following:

- the reference to Crossfield Consulting's Ground Investigation report (March 2020) should be amended to reflect the current review of this document;
- detail on how noise, vibration and dust will be monitored and managed with respect to neighbouring properties;
- section 12.4: Vehicular Access and Movements states that there are no restrictions to delivery times, however this contradicts the delivery times specified in section 2: Project Information – please may this be clarified;

- section 12.8: Storage of Materials does not reference whether any loose material on site (for example, soil) will be stockpiled and if so, whether the stockpiles will be covered to minimise dust emissions – please may this be confirmed.

I would appreciate receipt of these additional comments as soon as possible.
Regards

Anita Gardner
Principal Planning Officer,
Directorate of Place



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