



TERRESTRIA LIMITED

Ms Anita Gardner
Principal Planner - Directorate of Place
Arun District Council
First Floor
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5L

1 May 2020

BY EMAIL ONLY

Dear Ms Gardner

Dudman Readymixed Concrete Limited
Proposed ready-mixed concrete batching plant - Unit H6, Rudford Industrial Estate, Ford
Application Ref CM/56/19/PL

I am responding to the Council's letter re "Pre-Commencement Conditions" dated 23 April 2020.

My comments are as follows.

Proposed Pre-Commencement Condition 3

The final sentence of this proposed condition should be changed so as to delete the reference to "in perpetuity". To require any action to be continued "in perpetuity" is unreasonable and unrealistic. What would be reasonable and more appropriate would be for the approved air quality scheme to be implemented for as long as the approved development is on-going, that is whilst the concrete batching plant is operational on-site. The wording should therefore be amended accordingly.

Proposed Pre-Commencement Condition 8

Whilst accepting the principle of ensuring that any risks arising from contamination are properly assessed and, as necessary, dealt with, the wording as proposed is unwieldy and unclear and, more importantly, in the event that the initial assessment identifies "no risk" then the subsequent investigations should not be required.

Government guidance requires that applicants should provide "*proportionate but sufficient site investigation information (a risk assessment)*". The approach should be staged, with the need to provide more detailed information being wholly dependent on the outcome of the initial assessment. That is, if the first stage assessment (which will be a desk-top study) concludes that there is little (if any) risk then a full site investigation would neither be proportionate nor necessary.

Terrestria Limited is incorporated under the Companies Act 2006 as a private company registered in England and Wales,
Company Number 8741702 and having its Registered Office at 6 Engine Mews, Hampton-in-Arden, Solihull B92 0AZ



The following wording for a pre-commencement condition relating to contamination is therefore proposed:

To identify and deal with any risks associated with contamination of the site the following steps shall be taken. Each report shall be submitted to and approved, in writing, by the Local Planning Authority.

Prior to the commencement of the development a preliminary risk assessment (in the form of a desk-top study) which identifies (so far as practicable) previous uses (to include reference to any potential contaminants associated with those uses) shall be undertaken. This assessment shall include a conceptual model of the site indicating sources, pathways and receptors and will identify any potentially unacceptable risks arising from contamination at the site.

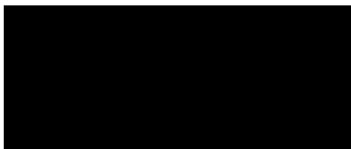
In the event that the preliminary risk assessment identifies potentially unacceptable risks arising from contamination at the site and unless the assessment clearly demonstrates that the risk from contamination can be satisfactorily reduced to an acceptable level then a site investigation shall be undertaken to provide sufficient information to enable a detailed assessment of the risk to all receptors that may be affected, including those off site.

The site investigation shall include a remediation strategy which will provide full details of measures required to protect human health and prevent pollution and how the strategy is to be undertaken.

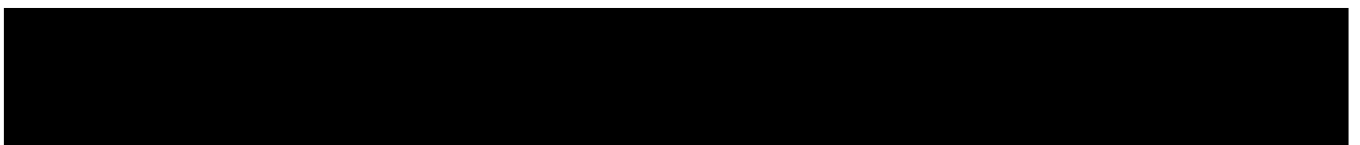
Finally, a verification report will be prepared which will summarise the action taken during the development (as identified in the remediation strategy) as well as identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, if appropriate.

If you have any queries then please do not hesitate to contact me.

Yours sincerely



M G Metcalfe
LLB (Hons) DipArb FRICS



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