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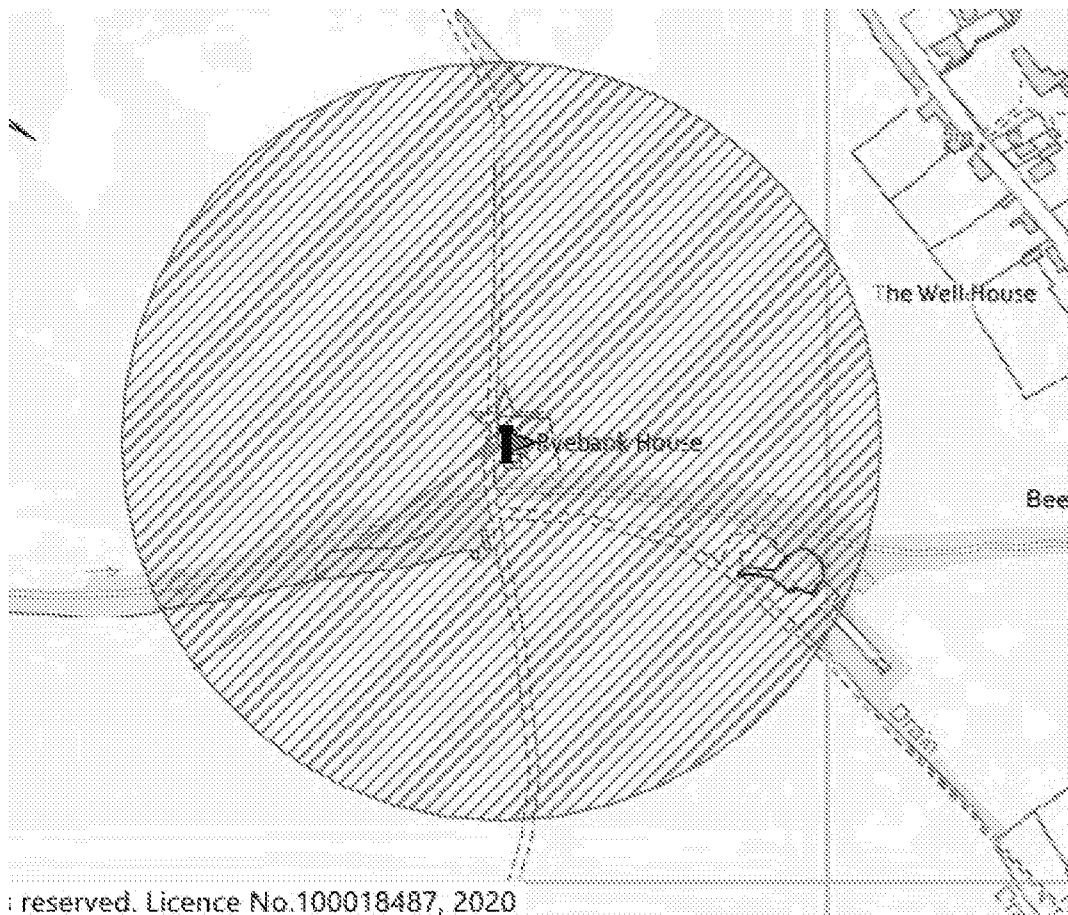
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**From:** Tendai Pinden [Tendai.Pinden@arun.gov.uk](mailto:Tendai.Pinden@arun.gov.uk)

**Sent:** 04 June 2020 13:32

**To:** Amy Myer [Amy.Myer@arun.gov.uk](mailto:Amy.Myer@arun.gov.uk)

**Subject:** RE: Ryebank Lodge Gravetts Lane - CM/7/20/PD - CONTAMINATION



Hi Amy,

*The building was originally erected to house a petrol tank and pump by Lord Moyne when he constructed Bailiffscourt in the 1930's. The underground tank was used up until the 1980's when it was decommissioned and filled with concrete, it remains in situ underground in an inert and stable condition. Since the 1980's the building has been used for storage of farm spares and hay and straw and is now largely redundant.*

Having checked for contaminated

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land PCL 353 in yellow (refer to diagram on left) But there is nothing recorded on our system with a conclusion (Blank) so considering the statement above risk would be likely be low to moderate ?

There is potential for contamination, therefore this needs to be risk assessed by a suitably qualified, independent professional therefore I would recommend the full PCL condition to ensure this is covered. I would also recommend the asbestos condition because as soon as a building becomes residential, the duty relating to maintaining an asbestos register ceases to exist and we need to make sure no residential property has asbestos (or if it does, there is a record of where it is, what it is and how it is managed).

- Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:
  1. A Preliminary Risk Assessment which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
  2. A Site Investigation Scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. Based on the Site Investigation Scheme and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A Verification Report providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

**Note:** Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority. **Reason:** To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

- The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property in their portfolio. As the proposed development is being renovated to residential, the Council need to be satisfied that if any asbestos previously identified is still present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register, and any remedial strategy (where appropriate), must be provided in writing to the Local Planning Authority prior to any works commencing. **Reason:** To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

Kind Regards

Tendai Pindeni

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