

From: Amanda Scholes on behalf of Planning.Responses
Sent: 25 July 2017 10:32
To: Planning Scanning
Subject: FW: Planning Consultation on: EG/46/17/OUT

From: Fiona Fitzgerald
Sent: 25 July 2017 08:59
To: Planning.Responses
Cc: Richard Temple
Subject: FW: Planning Consultation on: EG/46/17/OUT

Dear Richard,

Contaminated Land comments below. EH comments to follow.

Regards

Fiona

From: Matthew Kennett
Sent: 24 July 2017 16:11
To: Fiona Fitzgerald
Subject: RE: Planning Consultation on: EG/46/17/OUT

Environmental Health Advise;

Please provide a ground gas risk assessment as the land to the north comprises a former landfill.

Please Apply the condition below;

ENV3 Condition for development on land affected by contamination

Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition: Prior to the commencement of development (parts 1, 2) and prior to occupation (parts 3, 4) approved by this planning permission (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 site investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan .

ENV 5 Unsuspected contamination

Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason

To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan

ENV 6 Verification report

Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition: Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the 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. It shall also include any plan (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 plan, and for the reporting of this to the local planning authority.

REASON

To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan.

Thanks

Matthew Kennett
Snr. Pollution Officer
Environmental Health Department
01903 737696 (direct line)
Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF
<http://www.arun.gov.uk/eh>



From: Fiona Fitzgerald
Sent: 24 July 2017 12:45
To: Matthew Kennett
Subject: FW: Planning Consultation on: EG/46/17/OUT

CL comments?

Thanks

Fiona

From: Anna Appleton
Sent: 17 July 2017 13:15
To: Fiona Fitzgerald
Subject: FW: Planning Consultation on: EG/46/17/OUT

Hi Fiona

Please can you respond.

Thanks

Anna

Anna Appleton | Environmental Health Team Leader, Arun District Council | Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37676 | External: +44 (0) 1903 737676 | E-mail: anna.appleton@arun.gov.uk Secure E-mail: aappleton@arun.ecsx.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Sam Humphries
Sent: 17 July 2017 09:52
To: Anna Appleton
Cc: Sarah Meeten
Subject: FW: Planning Consultation on: EG/46/17/OUT

C/N: 220050

Samantha Humphries | Administrative Assistant, Corporate Support
Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37393 | External: +44 (0) 1903 737500 | Fax: 01903 730442 |
E-mail: sam.humphries@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 14 July 2017 10:48
To: EH Planning Consultations
Subject: Planning Consultation on: EG/46/17/OUT

To: **Environmental Health - Anna Appleton**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

APPLICATION **EG/46/17/OUT**
NO:

Registered: 14th July
 2017

Site Address: Land north of Spode Cottage & West of Greenings & South of
 Fontwell Cottages Eastergate Lane Fontwell PO203AA

Grid Reference: 494798 106225

Description of Works: Outline application with some matters reserved for up to 30
 No.dwellings & two vehicular access points. This application is
 a Departure from the Development Plan.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 17-AUG-17.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Richard Temple who can be contacted on

telephone number 01903 737591.

Regards
Planning Officer

consultee_email
