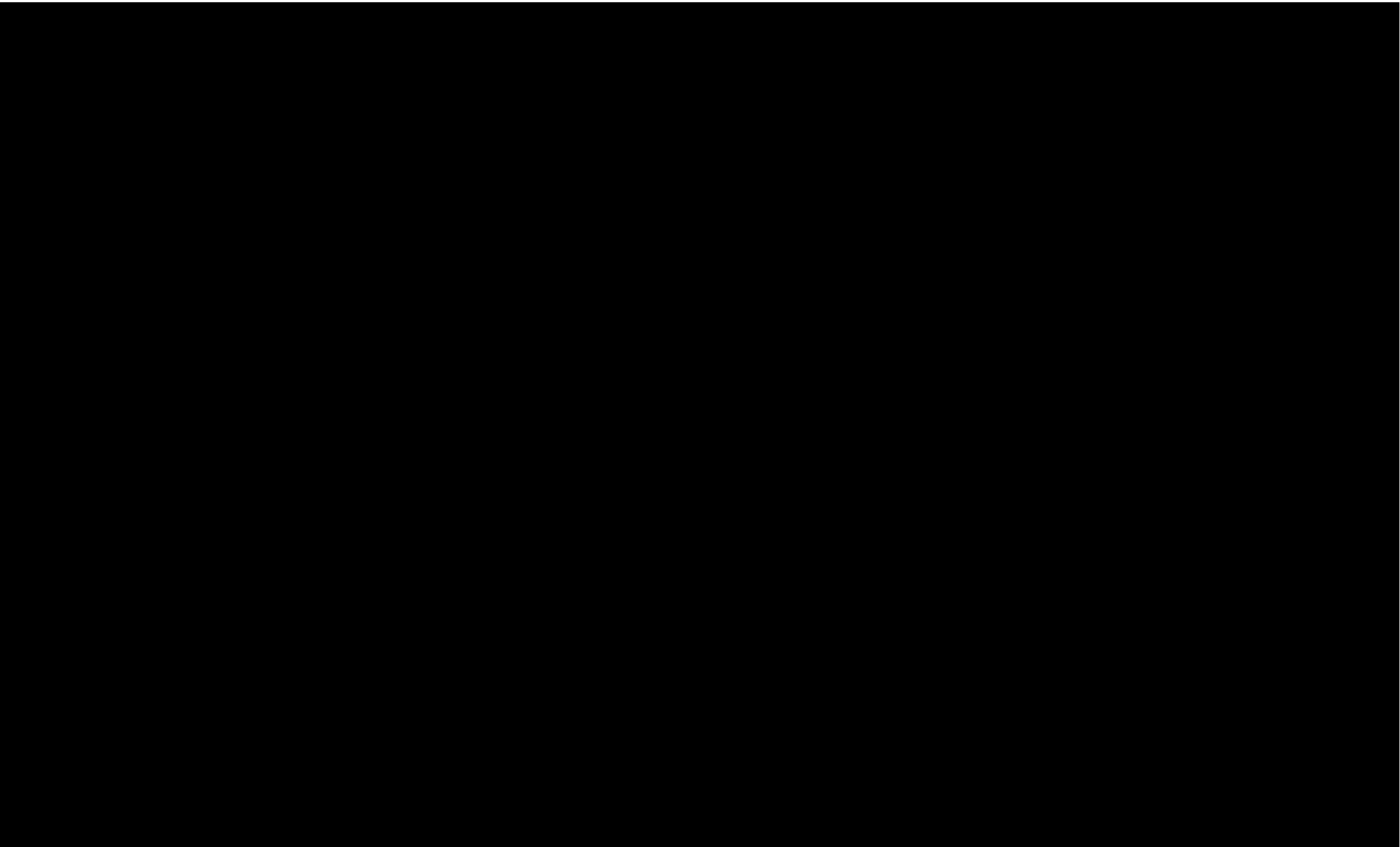




From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 12 May 2022 16:11
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: F/4/22/PL - The Glasshouse, Wicks Farm, Ford, BN18 0DF

Dear Anita,

In relation to the above application, please may EH comment as follows:

- 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

- Please may further detail on the proposed lighting scheme be provided.
- It is noted that the proposal includes an extension to the existing parking area; please may the applicant provide greater detail on the proposed parking provision (e.g. a plan showing the number and location of parking spaces) and confirm whether any allowance for electric vehicle charging will be made.
- Please may the applicant confirm whether the caravans will be stationed on bases and if so, how these bases will be constructed.
- Please may the applicant confirm how the access between the caravans and the hardstanding (as per the submitted block plan) will be constructed.
- The application does not appear to include any details relating to fire safety – please may this be provided (for the caravans and for the site).
- Please may the applicant provide further detail on the type of caravan(s) proposed (e.g. construction materials, insulation, etc.).
- The application states that the caravans will be connected to the mains sewer but no detail of water supply/electricity/gas etc. has been provided – please may the applicant confirm details.
- It should be noted that each caravan should be stationed a minimum of six metres from another caravan. No caravan or other combustible structure should be positioned within three metres of the site boundary.
- Caravan licensing includes exemptions for agricultural or forestry workers, providing that:
 1. the caravans occupy a site for a specific season and;
 2. the agricultural workers utilising the accommodation are employed to work on land in the same occupation.

Please may the applicant therefore confirm:

1. the season during which the caravans will be occupied and;
2. that the agricultural workers using the accommodation will be employed to work on land in the same occupation.

Please may the applicant be advised that if the aforementioned criteria are not met, they will be required to submit an application for a site licence. The applicant should note that it is an offence to operate a site without an appropriate licence in place. More information, including application forms and fees, can be found online: <https://www.arun.gov.uk/camping-and-caravan-sites/>.

Thank you,

Kate.

Kate Giddings
Senior Technical Officer
Environmental Health

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