



Please upload onto Ocella the email below which is a further consultation response from **Environmental Health** to discharge of condition application **LU/189/20/DOC**.

Thanks,

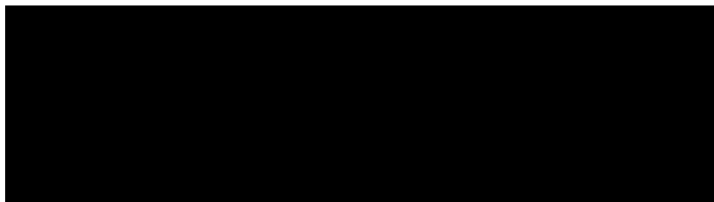
Michael

Michael Eastham
Principal Planning Officer,
Planning Department



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Hi Michael,

Thank you for your e-mail which explains some of the concerns relating to the above.

Whilst the proposed remedial method is widely acceptable, it is not necessarily applicable to all contaminated sites. The requirements of the condition are to ensure that a thorough and comprehensive examination of the subject site is undertaken and a representative picture of the site conditions is developed. This is to ensure that any potential risks to receptors are identified, quantified and where necessary, suitably addressed. As the submitted report does not demonstrate these requirements, it is not possible to recommend the condition for discharge. This aside, it is not recommended that the condition is fully discharged until all remedial and ground works are complete to account for any previously unidentified contamination.

Many thanks,

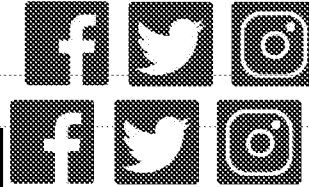
Kate.

Kate Giddings
Senior Technical Officer
Environmental Health



Arun District Council, Civic Centre, Maltrovers Road, Littlehampton, West Sussex, BN17 5LF
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Hi Kate,

Please see the email below from Rob Clark at Persimmon Homes regarding the contaminated land reports for **LU/189/20/DOC** and **LU/192/20/DOC**.

I look forward to receiving your reply, so that I can issue the Decision letters.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



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Hi Michael

Thanks for the email - please forward this email to the EH team.

The Allotment Site

The recommendation for the allotment site is straightforward:

It is recommended that existing made ground is removed to 600 mm below finished levels and replaced with clean imported soils, which comply with the screening levels for allotment use. This thickness of clean soil is considered to sever the pathways, (including accidental ingestion, inhalation and absorption) between the contaminant source (residual made ground) and receptors (future site users).

This is a standard approach for remediation of this nature and the strategy is something we need to implement ASAP otherwise we will miss the window for this year. I am not sure why additional information/ testing is required as the recommendation will still be the same: the removal of 600mm of soil and replacement with clean imported soil.

Phase 3

We are looking to discharge **Parcel A2** only at this stage and I can confirm that no contamination was found on this parcel; as per the report. However, we fully recognise that further investigation is required on Parcel B6 and this will be undertaken prior to starting on site and once the compound for the Lyminster Bypass has been removed. We will not be starting this parcel for at least 12 months and a separate discharge will be made nearer the time.

I hope this helps and if you would like me to speak to your Environmental Health team then please let me know.

Kind regards

Rob

Robert Clark
Head of Planning
Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
GU15 3TQ



Hi Rob,

Do you think you can reply to the **ADC Environmental Health** consultation response to **LU/189/20/DOC** and **LU/192/20/DOC** regarding contaminated land by the close of play on **Friday 14th August**?

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



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Hi Michael,

Thanks for your e-mail; I am working through the planning responses as quickly as I can but as I am sure you can appreciate, we are inundated with deadlines for different cases at the moment.

With regard to LU/189/20/DOC the condition cannot be discharged. Having reviewed Idom Merebrook's Site Investigation report (ref.: L-18426h-2.4.2-18-S445-JSS, dated 16 August 2018), the report does not meet the criteria as specified in condition 4. For example, the report does not include any elements associated with a Phase I report, there is no investigation methodology, no consideration of off-site sources of contamination and no risk assessment. The report also states that Inani Ltd. are proposing to develop the site for residential purposes, however the screening levels selected are for 'allotment use' (which tallies with the application details). The conclusion of the report states that the ground conditions are not suitable for use therefore the site requires remedial work. Consequently, the condition cannot be recommended for discharge.

With regard to LU/192/20/DOC, LEAP Environmental's Phase III Site Investigation Report (ref.: LP2128, dated April 2020) refers to Phase I and Phase II reports from other authors in 2014; have these been assessed by EH? If so, please may you advise of the response and if not, please may a copy of each be forwarded to me for review. I have looked on the portal but cannot find these reports.

The Phase III report recommends that further intrusive investigation and/or remedial works are undertaken in area described as B6 and that a watching brief is followed to account for any previously unidentified contamination. Consequently, it is not possible to recommend this condition for discharge until the B6 area is further investigation and/or remediated, nor before the groundworks phase is complete (this will include areas of soft landscaping). In terms of the proposed remedial strategy (remove-and-replace minimum of 600mm depth), an acceptable alternative is to remove material to minimum 300mm depth, install a suitable geotextile membrane and replace with minimum 300mm certified clean material. The further investigation and/or either remedial option will require evidencing in a verification/validation report.

Many thanks,

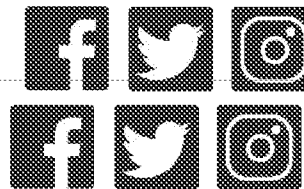
Kate.

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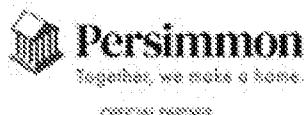
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