

Importance:

High

Please upload onto Ocella the email below which is a further consultation response from **Environmental Health** to discharge of condition application **LU/192/20/DOC**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



Hi Michael,

In relation to the above, please may you confirm whether the Phase I and Phase II reports from 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.

Assuming all the reports tally, EH have no concerns regarding parcel A2 (of course my comments remain for parcel B6) but it is recommended that the condition is not considered for discharge until groundworks are complete.

With regard to the suggestion of a partial discharge for parcel A2, this decision is for Planning but please note that as aforementioned, EH recommend that the condition cannot be recommended for discharge until groundworks are complete. To reiterate, this would not apply to parcel B6 as further works are required.

Many thanks,

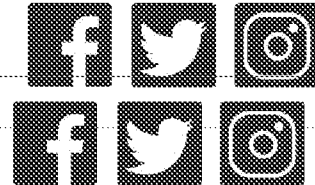
Kate.

Kate Giddings
Senior Technical Officer
Environmental Health

T: 01903 737586
E: kate.giddings@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 12 August 2020 14:35
To: Kate Giddings <kate.giddings@arun.gov.uk>
Subject: FW: LU/189/20/DOC and LU/192/20/DOC - Contaminated land
Importance: High

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

T: 01903 737772
E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Clark, Robert <robert.clark@persimmonhomes.com>
Sent: 12 August 2020 14:21
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: 'Robin Bishop' <robin.bishop@t-d-s.com>
Subject: RE: LU/189/20/DOC and LU/192/20/DOC - Contaminated land

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
[REDACTED]

[REDACTED]

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



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



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,

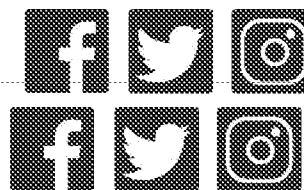
Kate.

Kate Giddings
Senior Technical Officer
Environmental Health



Arun District Council, Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



<http://www.arun.gov.uk>

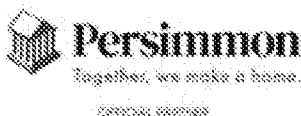
DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email has been scanned by the Symantec Email [Security.cloud](#) service.
For more information please visit <http://www.symanteccloud.com>

We are proud to be an official partner of Team GB.



CHARLES CHURCH

Persimmon Homes is proud to support local communities. Every year our Community Champions scheme donates £750,000 to local groups and our Building Futures scheme supports young people with donations of over £1 million. [Find out more...](#)



The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you are not the intended recipient please contact the sender and delete the message.

Our privacy policies for our customers, employees and job applicants are available at <https://www.persimmonhomes.com/corporate/corporate-responsibility/policies>

Persimmon Homes Limited is registered in England number 4108747, Charles Church Developments Limited is registered in England number 1182689 and Space4 Limited is registered in England number 3702606. These companies are wholly owned subsidiaries of Persimmon Plc registered in England number 1818486, the Registered Office of these four companies is Persimmon House, Fulford, York YO19 4FE.

This email has been scanned by the Symantec Email [Security.cloud](#) service.
For more information please visit <http://www.symanteccloud.com>
