

Daun Johnson

From: Graham Evans
Sent: 17 August 2010 11:44
To: Planning.Responses
Subject: FW: Planning Consultation on: LU/229/10/

Please see comment below in respect of land contamination issues. No further comments in respect of noise/air pollution.

Graham Evans
 Senior Environmental Health Officer
 Arun District Council
 01903 737694

From: Matthew Kennett
Sent: 05 August 2010 10:55
To: Graham Evans
Subject: FW: Planning Consultation on: LU/229/10/

Environmental Health makes the following comments on this application;

The Preliminary Contamination Assessment Ref: 022.1832/RK/92139A dated July 2010 is satisfactory. We agree with the recommendation for a full site investigation including asbestos sampling.

Please apply planning conditions ENV 3, 5 and 6 (pasted below) to any approval.

thanks

Matthew Kennett
 Pollution Officer
 Environmental Health
Arun District Council
01903 737696 (direct line)
 Civic Centre, Maltravers Road, Littlehampton BN17 5LF
 For further information on Environmental Health's services visit our website: www.arun.gov.uk/eh

ENV3 Universal 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 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 preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) 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.
4. A verification plan 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.

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 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 [commencement of development]/ [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.

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

From: Sam Humphries
Sent: 02 August 2010 10:29
To: Graham Evans
Subject: FW: Planning Consultation on: LU/229/10/

[C/N: 182344](#)

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 30 July 2010 18:01
To: EH Planning Consultations
Subject: Planning Consultation on: LU/229/10/

To: Environmental Health - John Green

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION LU/229/10/
NO:

Registered: 26-JUL-10
Site Windroos Nursery Worthing Road Littlehampton BN17 6LY
Address:

Grid Reference: 503576 103428

Category: Plan Applicat'n

Description of Works: Outline application for redevelopment of site: Demolition of 2 bungalows, workshop, glasshouses and incidental development with erection of 91 dwellings with improved means of access onto worthing road (including closure of existing 2 accesses) with all other matters reserved.

The Council have received the above planning 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 02-SEP-10. 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.

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

The officer dealing with this application is Mrs C Rodway who can be contacted on telephone number 01903 737776.

Thanking you in anticipation

Regards
Planning Case Officer

consultee_email
