

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 February 2018 09:41
To: Planning Scanning
Subject: FW: Roseland LY/24/17/DOC. Reply

From: Anita Gardner
Sent: 31 January 2018 13:00
To: Planning.Responses
Subject: FW: Roseland LY/24/17/DOC. Reply

Please treat as a consultee response

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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



Save the environment - think before you print.

From: Matthew Kennett
Sent: 31 January 2018 12:16
To: Anita Gardner
Subject: RE: Roseland LY/24/17/DOC. Reply

Hi Anita,

Please put these two on there now that I have asked them to put in a gas membrane,

Thanks

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 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 policies GEN7 and GEN31 of the Arun District Local Plan.

Matthew Kennett
Snr. Pollution Officer
Environmental Health Department

[REDACTED]
Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF
<http://www.arun.gov.uk/eh>



From: Anita Gardner
Sent: 31 January 2018 12:09
To: Matthew Kennett
Subject: RE: Roseland LY/24/17/DOC. Reply

Matt,
For this application did you say to impose ENV5 instead of ENV3?
Thanks
Anita

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Anita Gardner
Sent: 30 January 2018 16:15
To: Matthew Kennett
Subject: RE: Roseland LY/24/17/DOC. Reply

Matt,
I also working on the current application LY/25/17/PL which environmental health were consulted on in November and the response is still outstanding. Would you accept a condition wording that the development shall proceed in accordance with the details submitted and approved LY/24/17/DOC
Thanks
Anita



From: Matthew Kennett
Sent: 30 January 2018 12:01

Cc: Anita Gardner
Subject: RE: Roseland LY/24/17/DOC. Reply

Dear John,

Anita in Planning has just sent me the soil analysis certs for two window sample locations at this site.

I note Constructive Evaluations did the tests. Did they provide a written report and site plan with the test results?

thanks

Matthew Kennett
Snr. Pollution Officer
Environmental Health Department

Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF
<http://www.arun.gov.uk/eh>



From: Anita Gardner
Sent: 30 January 2018 11:52
To: Matthew Kennett
Subject: FW: Roseland LY/24/17/DOC. Reply



From: Anita Gardner
Sent: 30 January 2018 10:46
To: Planning.Responses
Subject: FW: Roseland LY/24/17/DOC. Reply

Please can this e-mail be scanned as a consultee response from drainage engineer. The Soil Analysis added to the application and the Drainage Plan substituted



From:

Sent: 23 January 2018 10:29

To: Anita Gardner

Subject: FW: Roseland LY/24/17/DOC. Reply

Dear Anita,

I have just spoken to David Easton who has informed me that you are now dealing with the above application relating to clearing of condition.

Please note that there was only two items outstanding which we replied to David Easton on the 11th January, 2018 (e-mailed below + attachments)

You will appreciate that this is now extremely urgent and we trust the matter/s will be resolved asap and the conditions outstanding will be cleared.

Should you require any further information please do not hesitate to contact me.

John Brown
Technician



The Design Studio
94 High Street
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BN44 3RD

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Sent: Thursday, January 11, 2018 10:15 AM

Subject: RE: Roseland LY/24/17/DOC. Reply

Morning David,

Many thanks for your response.

Conditions 4 and 5 -

Copy of acceptance from Paul Cann, dated 2nd January, 2018 (Senior engineer – Arun DC) attached below together with relevant drawings attached.

Tue 02-Jan-18 4:14 PM

Brian

Proposals now acceptable. I assume all the agreed plans/details will now be submitted by your client to the planning dept (DOC application), in order to seek discharge of the relevant planning conditions.

Mark – obviously we need to be involved at the construction stage in order to inspect the culvert diversion works, so please ensure that your contractor is fully aware (despite the note on the drawing to say works need to be inspected by ourselves, as sometimes, they fail to take note of these things).

Regards

Paul Cann

Senior Engineer (Drainage & Coastal)

Condition 7 ---

Copy of QTS Environmental Limited soil certificates attached.

I trust this provides the relevant information and allows you to discharge the pre commencement conditions.

John Brown

Technician



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From: David Easton [REDACTED]
Sent: Thursday, January 11, 2018 9:11 AM
To: 'John Brown' [REDACTED]
Cc: Juan Baeza [REDACTED]
Subject: RE: Roseland LY/24/17/DOC.

Dear Mr Brown,

Following our telephone conversation in relation to this matter prior to Christmas, I can provide the following response;

Condition 3: No consultation required.

Condition 4 and 5: Engineers have advised that the drawings submitted are not current and are still in the process of being updated by the applicant following recent correspondence with their agent. I am yet to receive these amended drawings.

Condition 6: Awaiting confirmation from engineers.

Condition 7: The relevant information has not been provided to discharge this condition.

Condition 10: Awaiting confirmation from Highways England

Condition 12 and 13: Discharge agreed by Environmental Health.

Condition 16: Awaiting confirmation from parks and greenspace.

As you are aware from our previous conversation in relation to this application I have now changed teams and as such this application is likely to be reassigned to Anita Gardner (Case office for LY/25/17/PL). However, I will confirm this in due course. In the mean time I would be grateful if you could advise of the time frame for preparation and submission of the additional information to support the discharge of conditions 4, 5 and 7.

Yours Sincerely,
David Easton

David Easton | Principal Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF

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Sent: 10 January 2018 16:21
To: David Easton
Subject: FW: Roseland LY/24/17/DOC.

David

Please see below

Your early reply would be appreciated

John Brown
Technician



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From: John Brown [REDACTED]
Sent: Friday, December 15, 2017 4:50 PM

[REDACTED]
Subject: FW: Roseland LY/24/17/DOC.

David,

Please see below!!

John Brown
Technician



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Sent: Friday, December 15, 2017 12:23 PM

[REDACTED]
Subject: Roseland LY/24/17/DOC.

David

May I have an up-date on the above application asap.
I have tried calling and need to get back to my client today with the progress of this submission.

Thanking you in anticipation.

John Brown
Technician



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