

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 February 2018 09:42
To: Planning Scanning
Subject: FW: Roseland LY/24/17/DOC. Reply

From: Anita Gardner
Sent: 31 January 2018 12:57
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

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Save the environment - think before you print.

From: Matthew Kennett
Sent: 31 January 2018 09:51
To: Anita Gardner
Subject: RE: Roseland LY/24/17/DOC. Reply

Dear Anita,

I have received a Ground Investigation Report (ref: 17.9607) direct from the John. Although the report is quite limited it does indicate minimal contamination exists onsite. Considering the thickness and composition of the made ground there is the potential for generation of ground gases but there is no ground gas data supplied, and the boreholes are likely decommissioned from looking at the images in the report. Therefore I would recommend a form of ground gas protection measure be incorporated i.e.

Amber 1 from the NHBC Landfill Gas Guidance Table

Low-level ground gas protection measures are required, using a membrane and ventilated sub-floor void that creates a permeability contrast to limit the ingress of gas into buildings. Gas protection measures are to be installed as prescribed in BRE 414. Ventilation of the sub-floor void should be designed to provide a minimum of one complete volume change per 24hrs

To pass condition 9 of LY/9/17/PL evidence of the installation of the membranes will need to be submitted as part of a discharge of conditions. From the work submitted so far Condition 7 can be passed.

Thanks

Matthew Kennett
Snr. Pollution Officer
Environmental Health Department

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

From: John Brown [REDACTED]
Sent: 30 January 2018 14:14
To: Matthew Kennett
Cc: Anita Gardner; 'Mark Nicholls'; [REDACTED]
Subject: RE: Roseland LY/24/17/DOC. Reply

Dear Matthew,

Copy of report attached.

John Brown
Technician



The Design Studio
94 High Street
Steyning
West Sussex
BN44 3RD

[REDACTED]

[REDACTED]

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From: Matthew Kennett [REDACTED]
Sent: Tuesday, January 30, 2018 12:01 PM
[REDACTED]
Cc: Anita Gardner [REDACTED]
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

[REDACTED]
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

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

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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

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

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From: John Brown [REDACTED]
Sent: 23 January 2018 10:29
To: Anita Gardner
[REDACTED] 'Mark Nicholls'
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



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From: John Brown [REDACTED]
Sent: Thursday, January 11, 2018 10:15 AM
To: 'David Easton' [REDACTED]
Cc: 'Mark Nicholls' [REDACTED]
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
Sent: Thursday, January 11, 2018 9:11 AM

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,



From:
John
Brown

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
Sent: Friday, December 15, 2017 4:50 PM

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

David,

Please see below!!

John Brown
Technician



The Design Studio
94 High Street
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From: John Brown [REDACTED]
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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