

Arun District Council, Civic Centre, Maltrovers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Joanne Lewis <Joanne.Lewis@arun.gov.uk>
Sent: 07 June 2022 15:01
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: LY/5/22/PL

I refer to the above application and make the following comments;

Potentially Contaminated Land

The development site is adjacent to an area of land which currently has a potentially contaminative use and the land has therefore been identified as potentially contaminated. As this proposal will require some ground works I would recommend the inclusion of the following condition in order to protect site workers from the risks of working with and disturbing potentially contaminated land.

- Prior to commencement of the development hereby approved (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 (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
 2. A 'Site Investigation Scheme', based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. Based on the 'Site Investigation Scheme' and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A 'Verification Report' 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.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that 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. The report shall also include 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 report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

EV Charge Points

No technical details of the charge points or LV compound have been provided. In order to ensure that the charge points and LV compound equipment are suitable for the location please could the applicant provide manufacturer/technical specifications for the equipment to be installed.

Yours faithfully

Joanne Lewis

My working pattern is usually between 09.30 and 14.45 Tuesday – Friday.

Joanne Lewis

Senior Environmental Health Officer,
Environmental Health

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I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately.

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 13 May 2022 11:04

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: LY/5/22/PL

To: Environmental Health - Planning consultation

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: LY/5/22/PL

Registered: 12th May 2022

Site Address: Crossbush Service Station Lyminster Road Lyminster BN17 7QQ

Grid Reference: 502741 105817

Description of Works: Installation of 8 No. electric vehicle charging bays and associated infrastructure. This application is in CIL Zone 3 (zero rated) as other development.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 18th June 2022. You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

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

Yours sincerely

Obafemi Okusipe

Planning Officer- Arun District Council

Telephone: 01903737645

Email: obafemi.okusipe@arun.gov.uk

PLCONSULT (ODS) 2020