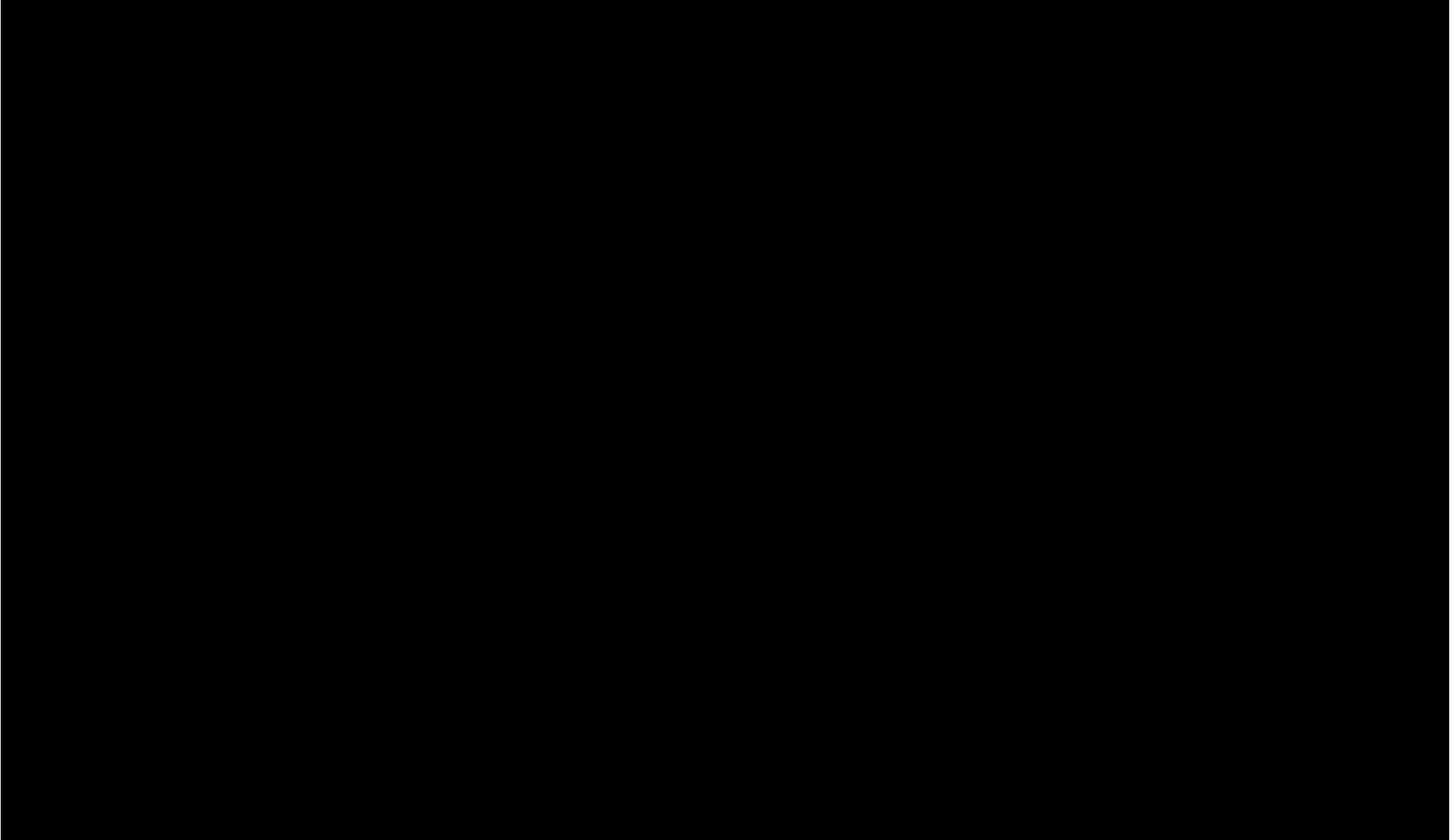




From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 14 September 2020 15:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: P/116/19/OUT - Land adj Sefter School House - CONTAMINATION

Pls add to the file and label as 'Environmental Health comments – water pollution'

Thanks
Amy

From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 23 July 2020 12:39
To: Amy Myer <Amy.Myer@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: P/116/19/OUT - Land adj Sefter School House - CONTAMINATION

Hi Amy,

Sorry I couldn't get back to you yesterday.
Having reviewed the documentation, EH would please like to reiterate the recommendation for adding the full PCL condition to this application (no amendment required).

Thanks,

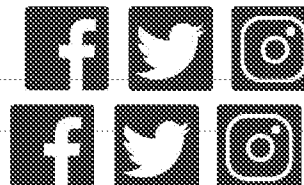
Kate.

Kate Giddings
Senior Technical Officer



Arun District Council, Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF
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From: Amy Myer <Amy.Myer@arun.gov.uk>

Sent: 20 July 2020 16:51

To: Kate Giddings <kate.giddings@arun.gov.uk>

Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: FW: P/116/19/OUT - Land adj Sefter School House - CONTAMINATION

Sorry Kate, would you be able to pick this up and comment please?

I've just found out we need any report updates to be completed by this Thursday for publication this Friday.

If you could get back to me by COB Weds on this that would be super helpful

Thanks

Amy

From: Amy Myer

Sent: 20 July 2020 13:05

To: Fiona Fitzgerald <Fiona.Fitzgerald@arun.gov.uk>; Kate Giddings <kate.giddings@arun.gov.uk>

Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: FW: P/116/19/OUT - Land adj Sefter School House - CONTAMINATION

Hi Fiona/Kate,

Hope you're both well.

Further to Fiona's comments below, Regarding this application, we have since received from the agent a Land Contamination Report and a Land Use & Soil and Agricultural Land Quality Report.

The Parish Council have objected and raised concerns with regard these submissions, and the impact of the contaminated land on drainage, water pollution and local water quality, especially in respect of the protected Pagham Harbour RAMSAR. Please see their comments below:

Given the Applicants Land Contamination report and soil reports shared with Arun District Council and the public in July 2020 and the fact that this site is heavily contaminated due to previous unauthorised uses and the site is already draining contaminated surface water into existing water courses which in turn drain into the Pagham Harbour RAMSAR, Pagham Parish Council requests that Arun District Council liaise with WSCC as the Lead Local Flood Authority, Natural England, The Environment Agency and SWS Ltd with a view to exercising their relevant powers so as to require that the landowner decontaminate the site, improve the existing land drainage ditches and safeguard water quality in the Pagham Harbour RAMSAR (in accordance with ALP 2018 Policies ENV SP1 Natural Environment, ENV DM2 Pagham Harbour, W SP1 Water, W DM1 Water supply and quality, W DM2 Flood risk, W DM3 Sustainable Urban Drainage Systems, QE SP1 Quality of the environment and QE DM4 Contaminated land) before granting any planning permission for the redevelopment of the site contrary to the development plan.

In this regard Pagham Parish Council takes this opportunity to remind ADC that Conditions requiring compliance with other regulatory requirements (eg Building Regulations, Environmental Protection Act) may not be used and that

Grampian conditions (i.e those prohibiting development authorised by the planning permission or other aspects linked to the planning permission from taking place until a specified action has been taken should not be used where there are no prospects at all of the action in question being performed within the time-limit imposed by the permission and that in such circumstances and where such matters are fundamental to the principle of developing the site the right and proper course of action is to refuse the permission sought until the subject issue that prevents development has been resolved. You are also reminded that whilst it is reasonable for statutory consultees and other third parties to suggest conditions to make a development acceptable in planning terms, the decision as to whether it would be appropriate to impose such a condition rests with the decision maker (i.e in this case ADC - See PPG Use of planning conditions ID: 21a-001-20140306 and NPPF 2019 Decision-making Paragraphs 38 to 58)

As such, the Council are liaising with SW, EA, LLFA and NE for responses to these concerns and any action they may take under their relevant powers.

**Do EH have any further comments to make based on the new info in the reports regarding land contamination?
Do they require the wording of the condition to be changed in any way?**

The application is due to be decided at Planning Committee next Weds 29th July, so **please can I request that you email me with any comments by this Friday 24th July or Monday 27th latest (so we can do the report update as required).**

Thanks in advance,

Amy

From: Fiona Fitzgerald <Fiona.Fitzgerald@arun.gov.uk>
Sent: 08 July 2020 14:26
To: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: FW: P/116/19/OUT - Land adj Sefter School House - CONTAMINATION

Hi Amy,

Yes, please put the full PCL conditions on.

Thanks

Fiona

Fiona Fitzgerald
Senior Environmental Health Officer
Environmental Health

T: 01903 737674
E: fiona.fitzgerald@arun.gov.uk

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