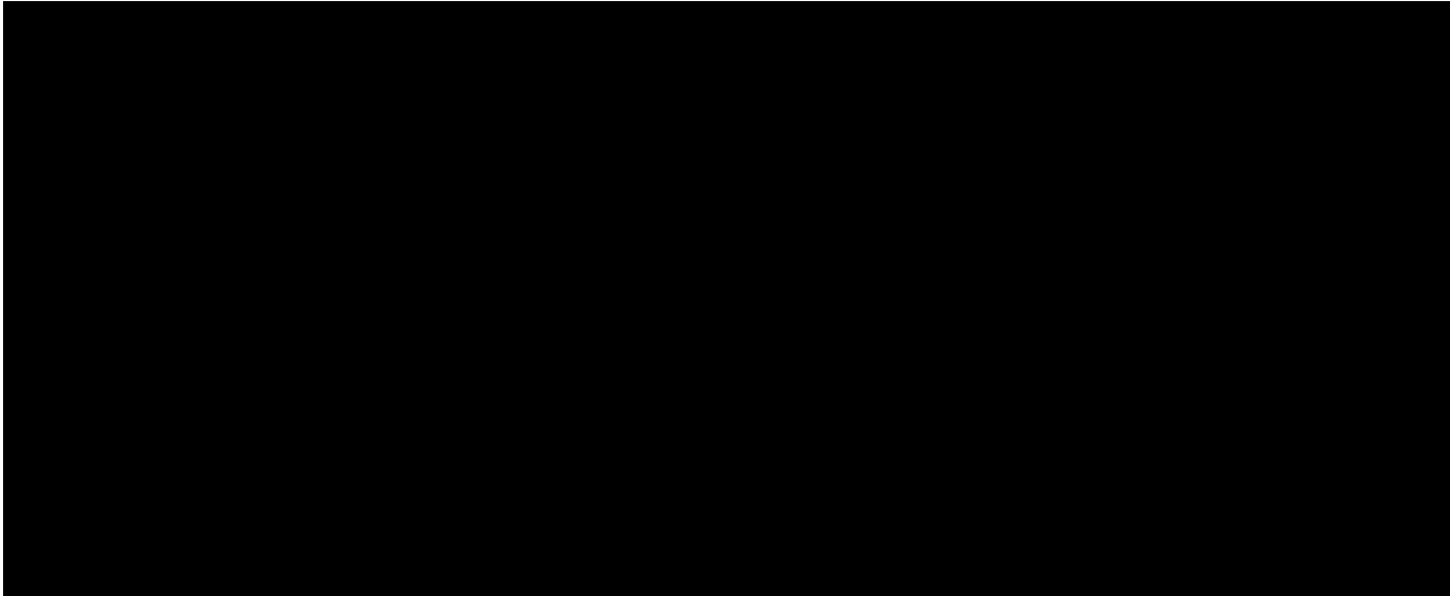
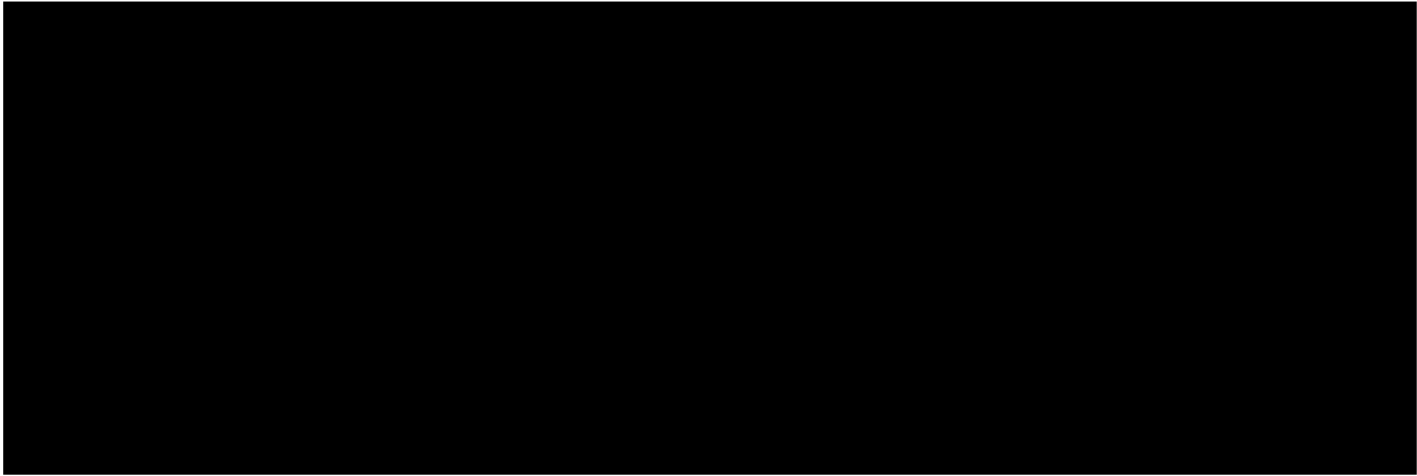






From: Bennion, Victoria 
Sent: 18 October 2019 11:09
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: RE: R/205/19/PD

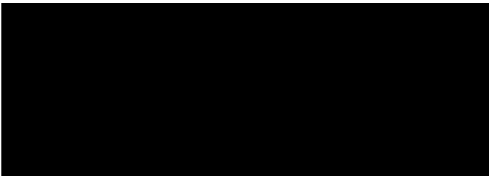
Dear Andrew,

Thank you for providing the final draft conditions.

I can confirm that we agree to the proposed conditions.

Thanks,
Victoria

Victoria Bennion
Planning Consultant - Planning, Development & Heritage
JLL
30 Warwick Street | London W1B 5NH



From: Andrew Wood <Andrew.Wood@arun.gov.uk>

Sent: 18 October 2019 10:40

To: Bennion, Victoria

Subject: [EXTERNAL] RE: R/205/19/PD

Ms. Bennion,

Can I confirm that you agree to the pre-commencement condition relating to asbestos (email dated 18 October 2019 10:10) by return of email?

The other condition is ;

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 'Site Investigation Scheme', based on the Phase 1 Desk Study Report ref no PH1-2019-000050 to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. The extent of intrusive site investigation to be agreed with the Local Planning Authority prior to commencement of works.
2. Based on the 'Site Investigation Scheme' and the detailed risk assessment (1), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A 'Verification Report' providing details of the data that will be collected in order to demonstrate that the works set out in (2) 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 (3) 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 Adoption Arun Local Plan 2011 – 2031

Thank you,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: andrew.wood@arun.gov.uk

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From: Bennion, Victoria [REDACTED]
Sent: 18 October 2019 10:28
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: RE: R/205/19/PD

Hi Andrew,

Thank you for your email.

Following our comments on the contamination conditions in particular in relation to the risk assessment, please could we now see a final list of the draft conditions?

Thanks,
Victoria

Victoria Bennion
Planning Consultant - Planning, Development & Heritage
JLL
30 Warwick Street | London W1B 5NH

[REDACTED]

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 18 October 2019 10:10
To: Bennion, Victoria [REDACTED]
Subject: [EXTERNAL] R/205/19/PD

Ms. Bennion,

Could I please request that you agree to the following pre-commencement condition:

The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property in their portfolio. As the proposed development is being converted into residential, the Council need to be satisfied that if any asbestos previously identified is still present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register and any remedial strategy (where appropriate), must be provided in writing to the Local Planning Authority prior to any works commencing.

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

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF
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