

From: Amanda Scholes on behalf of Planning.Responses
Sent: 03 January 2019 08:37
To: Planning Scanning
Subject: FW: WA/106/18/DOC - Progress Garage, Yapton Lane, Walberton, BN18 0AS [Formerly of WA/69/17/PL]

Importance: High

From: Christopher Davis
Sent: 02 January 2019 14:08
To: Planning.Responses
Cc: Anita Gardner; Fiona Fitzgerald
Subject: WA/106/18/DOC - Progress Garage, Yapton Lane, Walberton, BN18 0AS [Formerly of WA/69/17/PL]
Importance: High

WA/106/18/DOC

Approval of details reserved by condition imposed under ref WA/69/17/PL relating to Condition No 3,4,5,7,8,9

Of the conditions listed, the Environmental Health Department will comment on condition **8** and **9** only. The condition 8 response was uploaded by my colleague Mrs. Fiona Fitzgerald on 12/12/2018 at 09:59.

I will therefore state the following:

Condition 9

Condition 9 of WA/69/17/PL stated that:

Prior to the commencement of development (parts 1, 2) and prior to occupation (parts 3, 4) approved by this planning permission (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 uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan 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.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

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 policy GEN7. It is considered necessary for this to be a pre-commencement condition because it would be a risk to the health of future occupiers of the residential properties if contamination issues were not addressed prior to development.

Having read through the reports entitled 'Stage 1: Desktop Study And Walkover Survey Report [YE2690] - November 2016', alongside 'Stage 2 Site Investigation Report [YE2996] - May 2017' I am satisfied that condition 9 of this application can be discharged

Kind regards

Christopher Davis
Senior Environmental Health Officer
Environmental Health Department
[REDACTED]

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