

From: Craig Milligan <Craig.Milligan@arun.gov.uk>

Sent: 26 April 2021 11:45

To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Lower Farm Yapton Lane Walberton BN18 0AS - WA/24/21/DOC

Dear Anita,

Having considered the representations and declaration made by the applicant, I recommend that condition 16 (contaminated Land) attached to permission WA/62/20/PL be discharged,

Sincerely,
Craig

Craig Milligan

Environmental Health Officer, Technical Service

T: 01903 737670

E: craig.milligan@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: John Hall

Sent: 26 April 2021 11:32

To: Craig Milligan <Craig.Milligan@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: Lower Farm Yapton Lane Walberton BN18 0AS - WA/24/21/DOC

Hello Craig & Anita,

Craig – Thank you for your further advice on this.

Anita – I am happy to make the following statement ref. Watching brief for Site Contamination.

If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s).

We agree to inform Arun DC Planning Authority immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with. All work will cease immediately in any area where contamination is identified and will not resume until agreement has been confirmed by Arun DC Planning Authority.

Many thanks, John.

John Hall MBA MCHort
John Hall Consulting Ltd.
113 Limmer Lane
Felpham
West Sussex
PO22 7LR

From: Craig Milligan <Craig.Milligan@arun.gov.uk>
Sent: 26 April 2021 10:37
To: John Hall [REDACTED]
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Lower Farm Yapton Lane Walberton BN18 0AS - WA/24/21/DOC

Good Morning John,

Thank you for your email.

I find your suggested approach agreeable, however I would request that you agree to a watching brief such as below to be applicable in the event that any unexpected contamination is discovered.

- If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Yours Sincerely,
Craig

Craig Milligan

Environmental Health Officer, Technical Service

T: 01903 737670

E: craig.milligan@arun.gov.uk

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From: John Hall [REDACTED]

Sent: 26 April 2021 09:53

To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Craig Milligan <Craig.Milligan@arun.gov.uk>

Subject: RE: Lower Farm Yapton Lane Walberton BN18 0AS - WA/24/21/DOC

Hello Anita & Craig,

Please could you give me further advice on your request for a contamination report for this project? In all the years that I have worked on planning applications for glasshouses, reservoirs and similar developments; I don't remember ever being asked for a contaminated land report by ADC, CDC, WSCC or any other planning authority.

In this case, the land in question, in common with similar applications that I have handled, has been in continuous agricultural production for at least 1,000 years -- probably much longer.

Would a statement from me to that effect suffice?

Many thanks, John.

John Hall MBA MCIHort
John Hall Consulting Ltd.
113 Limmer Lane
Felpham
West Sussex
PO22 7LR

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 23 April 2021 11:37

To: John Hall [REDACTED]

Subject: FW: Lower Farm Yapton Lane Walberton BN18 0AS - WA/24/21/DOC

Dear John,

Please see the comments below from environmental health. Can you let me have a contaminated land report within the next 10 days or the conditions will be determined on the basis of the submitted details?

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529

E: anita.gardner@arun.gov.uk



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From: Craig Milligan <Craig.Milligan@arun.gov.uk>

Sent: 21 April 2021 12:09

To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Lower Farm Yapton Lane Walberton BN18 0AS - WA/24/21/DOC

Planning Application Reference: WA/24/21/DOC

Proposal: Approval of details reserved by condition imposed under ref WA/62/20/PL relating to Condition Nos 3 - surface water drainage, 4 - discharge flows to watercourses, 5 - maintenance & management of surface water drainage, 6 - hard & soft landscaping, 7 - Construction Management Plan, 8 - ecology, 12 - cycle parking, 13 - archaeology, 16 - contamination and 17 - verification report.

Address: Lower Farm Yapton Lane Walberton BN18 0AS

Dear Anita,

I have reviewed the application and associated documents and there appears to be no contaminated land report. I am therefore unable to recommend discharge of conditions 16 and 17 attached to permission WA/24/21/DOC at this time,

Sincerely, Craig

Craig Milligan

Environmental Health Officer, Technical Service

T: 01903 737670

E: craig.milligan@arun.gov.uk



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