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**From:** Kate Giddings <kate.giddings@arun.gov.uk>
**Sent:** 12 May 2022 14:54
**To:** Anita Gardner <Anita.Gardner@arun.gov.uk>
**Cc:** Planning.Responses <Planning.Responses@arun.gov.uk>
**Subject:** WA/39/22/PL - Cherry Tree Nursery, Eastergate Lane, Walberton

Dear Anita,

I hope you are well.
It is understood that the above is to follow the refused WA/37/21/PL and EH would therefore like to reiterate our comments as per the below:

- 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 Adoption Arun Local Plan 2011 – 2031.**

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

- Caravan licensing includes exemptions for agricultural or forestry workers, providing that:

  1. the caravans occupy a site for a specific season and;
  2. the agricultural workers utilising the accommodation are employed to work on land in the same occupation.

  Please may the applicant therefore confirm:

  1. the season during which the caravans will be occupied and;
  2. the agricultural workers using the accommodation will be employed to work on land in the same occupation.

Please may the applicant be advised that if the aforementioned criteria are not met, they will be required to submit an application for a site licence. The applicant should note that it is an offence

to operate a site without an appropriate licence in place. More information, including application forms and fees, can be found online: https://www.arun.gov.uk/camping-and-caravan-sites/.

Thank you,

Kate.

**Kate Giddings**
Senior Technical Officer
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