

From: Amanda Scholes on behalf of Planning.Responses
Sent: 20 January 2021 10:33
To: Planning Scanning
Subject: FW: Y/140/20/DOC - Cinders Lane Nursery and works to the rear, Cinders Lane, Yapton, BN18 0JJ

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 19 January 2021 15:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/140/20/DOC - Cinders Lane Nursery and works to the rear, Cinders Lane, Yapton, BN18 0JJ

Env Health Consultation Response on Contamination

From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 19 January 2021 14:31
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/140/20/DOC - Cinders Lane Nursery and works to the rear, Cinders Lane, Yapton, BN18 0JJ

Hi Simon,

Thank you for forwarding the applicant's comments.

I can confirm that the confusion around the ACM has now been resolved and it is anticipated that the removal of the identified ACM will be recorded within a final validation report. With regard to the discharge of the condition, EH is happy for this to be considered upon completion of the groundworks (including any landscaping activities). This will allow for any previously unidentified contamination, imported material, etc. to be accounted for, recorded and resolved, as necessary.

The observation on groundwater monitoring is a reminder based on the comments provided in the last paragraph of section 2.5 Groundwater of the Main Investigation Report (ref.: 18115/MIR_R27, dated February 2020), which states that '*Further groundwater monitoring...results will be released as an addendum to this report*'. It is noted that the additional monitoring is proposed to be conducted on completion of the site works.

Hope this all makes sense.

Many thanks,

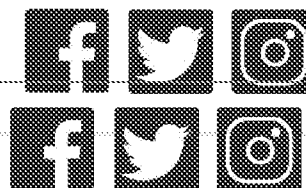
Kate.

Kate Giddings
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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 06 January 2021 15:31

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

Subject: FW: Y/140/20/DOC - Cinders Lane Nursery and works to the rear, Cinders Lane, Yapton, BN18 0JJ

Hi Kate. Happy New Year, hope you are well.

Can you digest the below response and attachment and let me have your further advice please. If necessary you could liaise direct with their consultant.

Look forward to hearing from you soon.

Simon

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Ian Sellar [REDACTED]

Sent: 06 January 2021 14:44

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: Y/140/20/DOC - Cinders Lane Nursery and works to the rear, Cinders Lane, Yapton, BN18 0JJ

Hi Simon,

Thanks for your email. I have forwarded Kate's comments to our Geotechnical Engineer who has provided the attached response. I think there is possibly some confusion due to there being 2 phases to the development and the reports possibly not being explicit in their description. It may be at this juncture more appropriate for Kate to speak directly with our consultant if there is any amends or additions required to the paperwork but I will initially let you digest the attached/below.

With regards to verification, specifically for this development; The Remediation Strategy identified no sources of contamination and therefore no remedial action required, and ultimately nothing to validate. As mentioned in Chris' email attached, should we need to import any topsoil in order to make up garden levels, it will need to be accompanied by the appropriate paperwork and we could then provide a covering statement to demonstrate such. We won't really know if any imported material is required until external works are being finalised towards the end of the build programme though. As that is often the case, the verification part of the condition is often pre-occupation rather than pre-commencement.

I think provided Kate is happy that we provide a statement upon completion of all groundworks that no unforeseen contaminants were encountered (or were, and dealt with) and that any imported material was fit for purpose there is no problem letting the condition run?

In respect of the confusion over the ACM's hopefully the attached clears it up? It sounds to me like all that may be required is a further statement from Crayfern Homes regarding disposal of the fragment of ACM board in accordance with our CDM Plan.

I am of the same opinion as Chris in that I am unclear on the reference to ongoing groundwater monitoring so would request clarification in that respect? As above I can ask Soils Ltd to contact Kate directly for further discussion if you think appropriate?

Kind regards,
Ian

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 21 December 2020 18:33

To: Ian Sellar [REDACTED]

Subject: FW: Y/140/20/DOC - Cinders Lane Nursery and works to the rear, Cinders Lane, Yapton, BN18 0JJ

Dear Ian,

Please see below response. Please respond re the points raised.

As regards Kate's comment that the condition is not discharged until all groundworks have been completed, I note this is not expressly stated in the condition and groundworks could be commencement (it depends on what the groundworks consist of). However, there is a verification plan requirement built into the condition.. Has this been submitted as part of the documents?

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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