

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

Sent: 23 September 2019 19:36

To: Planning.Responses <Planning.Responses@arun.gov.uk>

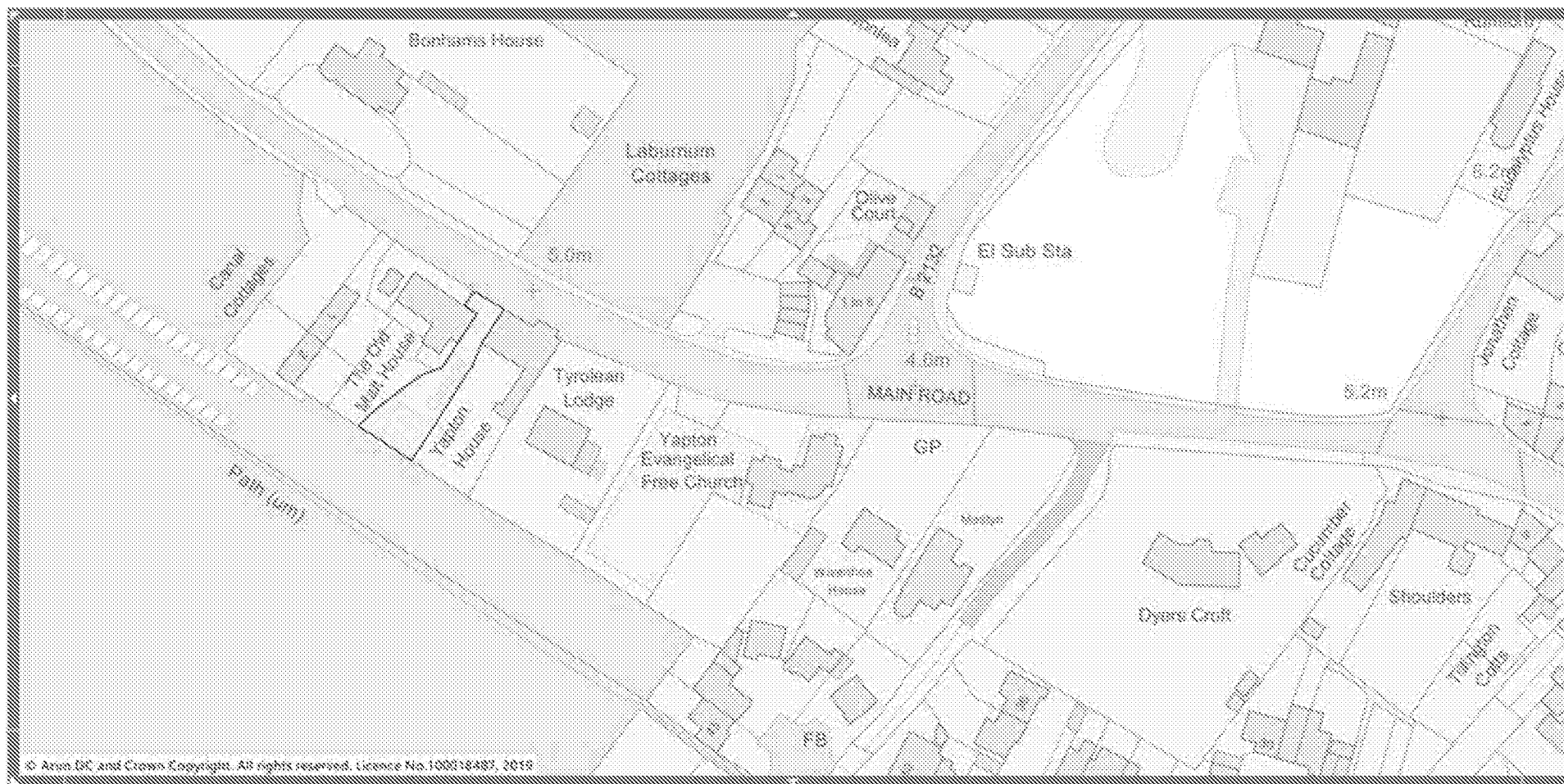
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: Y/22/19/PL – Demolition of existing redundant garage building & erection of 1 No. dwelling and associated works (alternative following Y/68/17/PL)

Importance: High

Y/22/19/PL – Demolition of existing redundant garage building & erection of 1 No. dwelling and associated works (alternative following Y/68/17/PL)

The embedded plan below shows the site in question and the yellow polygon that bounds the site symbolises that the land in question has been identified by the Council as Potentially Contaminated Land (PCL) [Ref: PCL 317]



Having now had chance to review the submitted report entitled 'Combined Geotechnical and Ground Contamination Risk Assessment and Remediation Strategy' [Report Ref: R18-13073 Dated 10/07/2018] I will state the following:

If one or other of the two options as stated within section 12.1 'Options Appraisal' as set out under the proposed section 12. 'Remediation Strategy' of the report are followed by the construction contractors to give the reported outcome as set-out in section 14 as shown below; as well as retaining the site orientation as shown in Figure 3 herein with no deviation without prior written consent from the Planning Authority, then the Environmental Health department is satisfied that the contamination will be removed / encased with hardstanding thereby removing the pollutant linkages for this site...

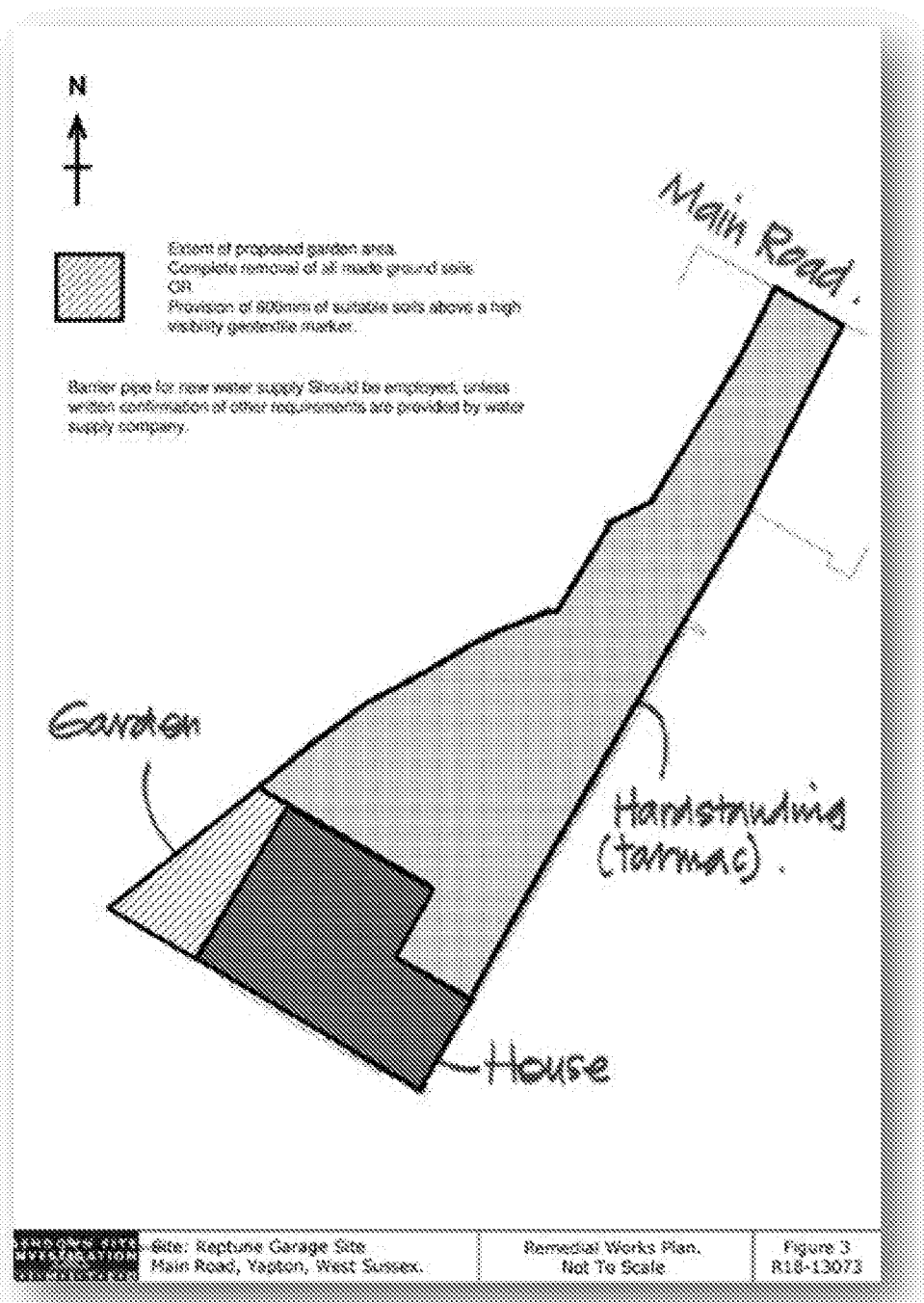
14. POST REMEDIATION RISK ASSESSMENT

The remedial works set out in this report are considered to remove or sever the identified pollutant linkages. A post remediation conceptual model is presented in the following table.

Table 18. Post Remediation Conceptual Model for End Users – Potential Pollutant Linkages and Assessment of Risk

Contaminant Source	Remedial Measures	Potential Pathway(s)	Assessment of Risk to Human Health
Elevated concentrations of lead and PAH compounds within the made ground soils across the site.	Private Gardens Removal of all made ground soils OR Placement of 600mm of verified 'clean' cover soils over a high visibility geotextile marker.	Pathways severed by remedial measures	No significant pollutant linkages identified.
	Narrow Planters Removal of made ground soils to maximum feasible depth and placement of verified 'clean' cover soils over a geotextile marker.	Pathways severed by remedial measures and construction works.	
	Provision of building cover, parking areas and permanent access ways comprising hard cover	Pathways severed by construction works	
Petroleum hydrocarbon impacted River Terrace Deposit soils below 2m depth	Provision of barrier pipe unless confirmed otherwise in writing by the water supply company	Pathways severed by remedial measures	No significant pollutant linkages identified.

Ashdown Site Investigation Ltd.



Having said that, 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. **Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031**

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 Adopted Arun Local Plan 2011 – 2031**

Kind regards

Christopher Davis
Senior Environmental Health Officer

Environmental Health Department
(01903) 737695 (direct line)

Arun Civic Centre | Maltravers Road | Littlehampton | BN17 5LF

www.arun.gov.uk/eh

