

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

Sent: 21 April 2021 15:07

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Plumb Pudding Barn Maggie's Meadow Hoe Lane Flansham PO22 8NS - Y/33/21/PL

Planning Application reference: Y/33/21/PL

Proposal: Conversion of existing barn to 1 No. residential dwelling with associated parking (resubmission following Y/137/20/PL). This site is in CIL Zone 3 & is CIL Liable as new dwelling

Address: Plumb Pudding Barn Maggie's Meadow Hoe Lane Flansham PO22 8NS

Dear Maria,

Environmental Health has no objection in principle to the above proposal, however the following matters must be considered:

Unexpected 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). 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 Adopted Arun Local Plan 2011 – 2031

Construction – Small Developments

The development shall be carried out in accordance with the 'Arun District Council Construction Code of Practice: For small developments in Arun', available from:

<https://www.arun.gov.uk/download.cfm?doc=docm93ijm4n12193.pdf&ver=12201>

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

Thank you for your consultation,

Sincerely, Craig

Craig Milligan

Environmental Health Officer, Technical Service

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