



From: Fiona Fitzgerald
Sent: 05 March 2018 16:00
To: Planning.Responses
Cc: Michael Eastham
Subject: Fwd: Y/91/17/O?UT & Y/92/17/OUT

Sent from my iPad

Begin forwarded message:

From: Matthew Kennett <Matthew.Kennett@arun.gov.uk>
Date: 5 March 2018 at 15:28:54 GMT
To: Fiona Fitzgerald <Fiona.Fitzgerald@arun.gov.uk>
Subject: RE: Y/91/17/O?UT & Y/92/17/OUT

Environmental Health contaminated land comments;

Y/92/17/OUT – there is the former infilled Chichester Canal in close proximity to the site. Therefore please apply ENV 3,5 and 6.

Y/91/17/OUT – Thank you submitting the Phase 1 Geo-Environmental Desk Study (BRD2693 – OR1-C) that indicates an intrusive investigation is required, please Apply ENV 3, 5 and 6.

ENV3 Universal condition for development on land affected by contamination

Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition: Prior to the commencement of development (parts 1, 2) and prior to occupation (parts 3, 4) approved by this planning permission (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 uses

- potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan 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.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policies GEN7 and GEN31 of the Arun District Local Plan .

ENV 5 Unsuspected contamination

Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason

To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policies GEN7 and GEN31 of the Arun District Local Plan

ENV 6 Verification report

Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition: Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the

effectiveness of the 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. It shall also include any plan (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 plan, and for the reporting of this to the local planning authority.

Regards

Matthew Kennett
Snr. Pollution Officer
Environmental Health Department
01903 737696 (direct line)
Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF
<http://www.arun.gov.uk/eh>



From: Fiona Fitzgerald
Sent: 02 March 2018 16:09
To: Matthew Kennett
Subject: Fwd: Y/91/17/O?UT & Y/92/17/OUT

Hi Matt,

Could you please have a quick look at these two for me in terms of CL? Sorry they are late, I am only just looking at them myself. They are two adjacent parcels of land, west of Yapton, for housing.

Thanks.

Fiona

Sent from my iPad

Begin forwarded message:

From: Anna Appleton <Anna.Appleton@arun.gov.uk>
Date: 1 March 2018 at 10:18:35 GMT
To: Fiona Fitzgerald <Fiona.Fitzgerald@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: FW: Y/91/17/O?UT & Y/92/17/OUT

Hi Fiona

Please could you respond. C no 222241.

Thanks

Anna

From: David Easton
Sent: 01 March 2018 09:32
To: Sue Howell; Anna Appleton
Subject: Y/91/17/O?UT & Y/92/17/OUT

Dear Sue and Anna,

We consulted on the above applications on the 22nd December 2017 and we are still awaiting comments from Parks & Landscapes and Environmental Health.

Are you able to action this work as the consultation period for these applications has ended.

Many thanks,
David

David Easton | Principal Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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