From: Peter Barnett
Sent: 02 March 2011 14:08
To: 'josh Chadwick'
Subject: RE: 27 Penhill Road, Lancing
Attachments: penhill ea.doc

Josh

I have received confirmation from both the Environment Agency and the Council's Environmental Health Officer that, while further validation work would normally be required, in consideration of the information provided in the EAS report, together with the Terratec report, there is considered to be a limited risk to controlled waters and no active investigation or assessment is required. The submitted contamination report is therefore acceptable and is approved in accordance with Condition 12 of ADC/0365/09. Please note the requirement in the attached letter to stop work if any previously unidentified contamination is found on site.

Regards

Peter Barnett

Peter Barnett - Principal Planning Officer Development Management, Adur District Council
Location: Portland House, Richmond Road, Worthing, West Sussex BN11 1LF
Internal: (8) 1310 | External: 01903 221310 | E-mail: peter.barnett@adur-worthing.gov.uk

Please think before you print this and save paper

From: josh Chadwick [mailto:chadwickhomes@btinternet.com]
Sent: 22 February 2011 14:10
To: Peter Barnett
Subject: FW: 27 Penhill Road, Lancing

Hi Peter,

Hope you receive this.

Josh Chadwick

From: josh Chadwick [mailto:chadwickhomes@btinternet.com]
Sent: 19 February 2011 17:33
To: 'peterbarnett@adur-worthing.gov.uk'
Subject: FW: 27 Penhill Road, Lancing

Morning Peter,

Further to our conversation please find attached the Soil contamination report. (Part 2 is attached to a separate email).

As you know we are now desperate to get on with the final groundworks as we lost time and money by employing “cowboys” to produce the first report and have lost further time whilst this report was compiled. I would greatly appreciate it if the concerned parties could make a quick decision as to whether or not we need to have soil testing done, bearing in mind we have already stripped the top soil off and the report does not indicate they expect to find any significant contamination.

Thanks for your help

Josh Chadwick

Mr Peter Barnett
Adur District Council
Development Control
Civic Centre Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Our ref: HA/2010/111082/02-L01
Your ref: ADC/0365/09

Date: 23 February 2011

Dear Mr Barnett

DEMOLITION OF BUNGALOW (NO.27) AND REDEVELOPMENT INCLUDING DISUSED STORAGE SITE (NO.29) WITH 4 THREE-BEDROOM TERRACED HOUSES AT REAR AND 2 FLATS (1 ONE-BEDROOM AND 1 TWO-BEDROOM) AT FRONT WITH 10 CAR PARKING SPACES, STORAGE FOR 12 BICYCLES AND REFUSE/RECYCLING STORAGE

27 PENHILL ROAD, LANCING, WEST SUSSEX BN15 8HA

We are in receipt of the Preliminary Contamination Risk Assessment as completed by EAS Ltd (dated February 2011). We have now had an opportunity to review the report and are able to provide the following comments.

The risk assessment provides a desk study review of the historic setting of the site, it also includes some information of the current site conditions, however the development is largely complete with all former buildings and surfacing having been removed. The assessment is therefore limited to a review of the historic site uses.

The report does not refer to the intrusive investigation as completed by Terratec Services Ltd and therefore provides a limited understanding of the actual ground conditions. The Conceptual Model shows that the site to be underlain by Brickearth or Made Ground, above the Chalk aquifer. It is known from the Terratec borehole logs that only minimal amounts of Made Ground was identified.

The Terratec report did identify some degree of contamination under the properties (pre construction) at shallow levels, including elevated levels of lead, zinc, copper, Total Petroleum Hydrocarbons and slightly elevated Polycyclic Aromatic Hydrocarbons. It remains unclear what the source of the contamination is.

Using the information provided in the recent EAS Ltd report, together with the

Terratec Services report we consider there is a limited risk to controlled waters and no active investigation or assessment is required.

We are therefore able to recommend the discharge of planning condition 12 relating to contamination.

We also remind the applicant that 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 (LPA)) shall be carried out until the developer has submitted and obtained written approval from the LPA, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

HELEN TIER
Planning Liaison Officer (South Downs Area)

Direct dial 01903 703862
Direct e-mail PlanningSSD@environment-agency.gov.uk

End