

Mr Mortimer-Simons
Soilfix Limited
Unit 10 St Martins Industrial Park
Bristol
BS11 0RS

Date: 31st May 2022

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:

Our Ref: AB/51/22/DOC

Dear Mr Mortimer-Simons,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under AB/88/19/PL relating to condition 11-
contamination.
Land at Electricity Substation Ford Road Arundel BN18 9DX

Notification regarding the above application:

Condition Number 11

Prior to the commencement of development 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.

Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

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 Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

Decision:

Arun District Council have decided to **APPROVE IN PART details reserved by condition**

Parts 1 and 2 of condition 11 of AB/88/19/PL are considered met in respect of the submitted information namely:

- Celtic en Globe's Supplementary site investigation factual report (ref.: R1820/20/5043, dated December 2020).
- RSK's Further Site Investigation and Outline Remedial Strategy (ref.: 29780-R02(00), dated April 2022).

Parts 3 and 4 of the condition cannot be fully discharged for the following reasons:

- Celtic's Remediation Implementation and Verification Plan rev.2 (ref.: R1820/5054, dated March 2021), makes no mention of the previously identified asbestos in section 2.6 and cites an end use of 'Commercial Open Storage' in the DQRA.

- Celtic en Globe's Remediation verification report rev.1 (ref.: R1820/21/5111, dated September 2021) does not mention the previously identified asbestos (s.1.7). This report states that regulatory engagement and agreement of the Remediation Implementation and Verification Plan (see point above) has been undertaken - Appendix B refers to AB/45/21/PL (no change of use from commercial open storage). It appears from Table 5 that PFA has been used as a stabilising material as shallow as 0.5 metres below ground level and this a known potentially contaminative material. Subsequent investigation by RSK puts the shallowest depth at 0.11 mbgl.

- Soilfix Ltd.'s Remediation and Enabling Strategy and Implementation Plan (ref.: C500.OAK-RESIP, dated April 2022) has been reviewed and is found to be mostly acceptable; it is noted that the method statement/further details on the design of the gas protection measures method of installation and verification will be set out in a separate report (s.6.2). It is also understood that a verification report will be provided upon completion of works.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning