

Environmental Health Consultation Response

To	Hannah Kersley
Date	19-11-2025
Planning Ref	AL/106/25/DOC
Site Description	Woodgate Centre Oak Tree Lane Woodgate Chichester West Sussex PO20 3GU
Date of Application	2025-10-20
Category	Discharge Of Condition
Recommendation	No Objection

EH Comments:

The application seeks to discharge Condition 28 of planning permission AL/107/21/PL, which relates to contaminated land. This condition requires submission and approval of a preliminary risk assessment, site investigation scheme, options appraisal and remediation strategy, and a verification plan detailing how compliance will be demonstrated. The following reports have now been submitted in support of this application:

- T&P Regeneration Phase 2 Ground Investigation Report (August 2019, Ref: P0564/CS-J-1245)
- Omnia Geo-Environmental Assessment (November 2024, Ref: A12394/241118/L1)
- T&P Regeneration Remediation Strategy (January 2022, Ref: P0564/CS-J-1245)
- and Omnia Remediation Method Statement Addendum (April 2025, Ref: A12394-1/1.1)

The earlier remediation strategy prepared by T&P Regeneration in 2022 proposed a minimum 600 mm clean capping layer in private gardens and 300 mm in areas of public open space, with geotextile marker layers, gas protection measures for plots 73 to 81 based on a CS2 classification, upgraded potable water pipework due to elevated benzo(a)pyrene, and a watching brief for unexpected contamination and asbestos during demolition.

The Omnia RMS Addendum of April 2025 strengthens measures for the northeastern area of the site following identification of asbestos and lead contamination. It requires a higher level of clean cover system specifically for Plots 64 to 69 and Plots 76 to 81, comprising excavation and removal of impacted soils, installation of a hi-visibility geotextile and engineered no-dig layer, and placement of suitable clean soils with a minimum thickness of 1,200 mm in private gardens and 800 mm in public open space and communal areas. It also extends ground gas protection measures to Plots 64 to 81 to achieve a BS8485 gas protection score of

3.5, introduces clean service corridors, and sets out asbestos-specific controls. The Remediation Method Statement Addendum includes a detailed verification plan covering photographic evidence, chemical testing of imported soils, and independent verification of gas protection measures in accordance with CIRIA C735.

Taken together, these documents provide a remediation framework for the site. The Omnia Addendum addresses additional contamination risks and provides enhanced remediation and validation requirements for the affected plots, while the original T&P strategy remains relevant for other areas. On this basis, the requirements of Condition 28 have been met, and I can therefore recommend that condition 28 can be discharged.

I would suggest that a final Validation Report should be submitted prior to occupation. This report should confirm that all remedial works set out in both the T&P Regeneration strategy and Omnia RMS Addendum have been completed in accordance with the approved methodologies and that all identified pollution linkages have been broken, and the site is considered safe for its end use.

Environmental Health response

Arun District Council, Civic Centre, Maltravers Rd
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Subject: Planning Response

Planning Response

Updated comments following submission of Omnia Remediation report.

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