

Environmental Health Consultation Response

To	Hannah Kersley
Date	12-11-2025
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 00:00:00
Category	Discharge Of Condition
Recommendation	Holding Objection

EH Comments:

The applicant is seeking to discharge Condition 28 of planning permission AL/107/21/PL, which relates to contaminated land. The condition requires submission and approval of a preliminary risk assessment, a site investigation scheme, an options appraisal and remediation strategy, and a verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring, maintenance and contingency arrangements.

The documents submitted include site investigation and remediation reports. The verification plan requirement does not require the works to have been undertaken, so what has been provided could potentially allow the condition to be approved in full.

However, before I can confirm this and recommend discharge, I need to review all relevant remediation documentation. The RMS addendum prepared by Omnia in April 2025 (reference A1239401/1.0) is referred to in Omnia's letter dated 13 October 2025 but has not been provided. Please submit a copy of this addendum so that I can complete my review and determine whether the condition can be discharged.

Conditions Recommended:

Holding Objection

www.arun.gov.uk



Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
--	---	---	---	---

Planning Response

1

Council Information:

Environmental Health, Arun Civic Centre, Maltravers Road,
Littlehampton, West Sussex, BN17 5LF

T: 01903 737500 - [REDACTED]

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice: This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.