

ECE Planning
64-68 Brighton Road
Worthing
BN11 2EN

Date: 27th November 2025

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: AL/106/25/DOC

Dear Mr James,

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 AL107/21/PL relating to 13-waste storage, 14-archaeological works, 28-remediation strategy, 32-hard and soft landscape, 34-protection of existing trees/bushes/hedges, 40-decentralised and renewable energy or low carbon sources, 42-Employment and Skills Plan and 43-location of fire hydrants (please see AL/105/25/DOC for the discharge of conditions 15-foul drainage, 17-surface water drainage scheme, 18-maintenance and management of surface water drainage system and 21-discharge of flows).

Woodgate Centre Oak Tree Lane Woodgate PO20 3GU

Notification regarding the above application:

Condition Number 28

Prior to commencement of the development hereby approved (or such other date or stage in the development as may be agreed in writing with the Local Planning Authority), a remediation strategy containing the following components 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 (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
2. A 'Site Investigation Scheme', based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. Based on the 'Site Investigation Scheme' and the detailed risk assessment (2), 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.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved.

Reason: The Ground Investigation Report (09/08/2021) details historic unpermitted landfilling on site, including the deposit of animal wastes and motor vehicles. In addition the site has been used for light industrial purposes including a vehicle repair workshop and for equestrian purposes. Therefore this condition is required to ensure that the development does not contribute to, or is not put at unacceptable risk from/adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework. To protect the amenity of local residents in accordance with Policy QE DM4 of the Arun Local Plan. This condition is required to be pre-commencement to ensure any contamination on site is appropriately remedied prior to works commencing.

Decision:

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

The following details are acceptable with respect to this condition:

- 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)
- Omnia Remediation Method Statement Addendum (April 2025, Ref: A12394-1/1.1)

The development must be implemented in accordance with this information.

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

Yours sincerely



Neil Crowther
Group Head of Planning