



THAKEHAM

PARTNERSHIPS

C/O Simon Davis
Principal Planning Officer
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

1 March 2022

Dear Simon,

Re: Submission of details to discharge Condition 17 of planning permission AL/20/21/PL

This covering letter accompanies the application and supporting documents submitted online through the Planning Portal under the reference: PP-11085446, which relates to the submission of details to support the discharge of Condition 17 of planning permission AL/20/21/PL at Land at Wings Nursery, Lidsey Road, Woodgate, PO20 3SU.

Condition 17:

"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. should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a longterm monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as

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identified in the verification report, and for the reporting of this in writing to the Local Planning Authority

Submitted Supporting Documents for Condition 17:

1. C0030 - GE18390 - Addendum Gas Groundwater Letter Report MAY 20 FINAL
2. C0030 - GE18679 Lidsey Road, Woodgate Further Site Investigation Report SEPT21 Rev3
3. C0030 - GE19228 Woodgate RSVP SEPT21 REV2

We trust that the documents provided are adequate to meet the Council's requirements to discharge the relevant condition. Should you require any further assistance, please do not hesitate to contact me.

Yours sincerely,



Megan Green MRTPI
Senior Planner

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