

Thakeham Partnerships Limited
Thakeham House
Stane Street
BILLINGSHURST
RH14 9GN

Date: 24th March 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: AL/30/22/DOC

Dear FAO Sutcliffe,

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 AL/20/21/PL relating to condition 17-site
contamination. Decision due 28.04.22
Land At Wings Nursery Lidsey Road Woodgate PO20 3SU

Notification regarding the above application:

Condition Number 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 long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority.

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**

Environmental Health Officers have considered the "Remedial Strategy & Verification plan - Land off Lidsey Road, Woodgate, Chichester, West Sussex, PO20 3SU" Ref GE19228-RSVPv2AP210930" (September 2021) and advise that the report and proposed remediation methodology is reliable. They recommend that the development continue in accordance with the remediation & verification strategy.

The condition is therefore part discharged and may be fully discharged at a later date when the verification/valuation report and other supporting documents have been supplied.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning