

Planning Department
Arun District Council
Arun Civic Centre
1 Maltravers Road
Littlehampton
BN17 5LF

4th June 2026

Site address: Land at Woodgate Nurseries, Lidsey Road, Woodgate

Decision notice: AL/89/24/OUT dated 6 May 2026

Application: Discharge of Conditions 16 and 25

Dear Sir/Madam

We write in connection with the above-mentioned site and pursuant to planning permission AL/89/24/OUT, dated 6 May 2026, which grants Outline Planning Permission with all matters reserved (except access) for the demolition of existing redundant nursery buildings and other structures and erection of a residential development of up to 130 No. dwellings, informal and formal public open space, landscaping, drainage, and other associated works.

Below I have included in full the Conditions we are seeking to discharge, along with a list of the submission details for your consideration and approval.

Condition 16 (Contamination)

The condition reads:

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), 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 (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.

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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 parts, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to occupation of any dwelling or part of the site (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 Plan, 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 policies QE SP1 and QE DM4 of the Arun Local Plan. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

Accordingly, we enclose *Ashdown Site Investigation's Geotechnical and Quantitative Ground Contamination Risk Assessment and Remediation Strategy Report* dated 3rd June 2026 to discharge limbs (1) to (4) of this condition.

A Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted in due course, including the information requested within the wording of this condition. .

Condition 25 (Archaeology)

The condition reads:

No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

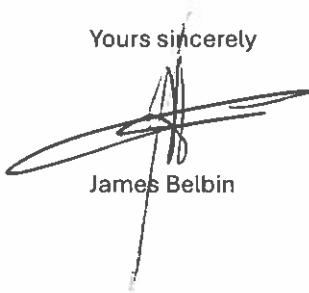
Reason: The site is of archaeological significance in accordance with policy HER DM6 of the Arun Local Plan. This is required to be a pre-commencement condition because otherwise the disturbance of earth could harm important deposits.

We enclose a copy of Development Archaeology Services report, *Results of an Archaeological Evaluation on land at the Former Woodgate Nurseries*, dated May 2026.

This report has been prepared following ongoing consultation between our archaeological consultant and James Kenny, Archaeology Officer at Chichester District Council.

We trust the submitted details meet with the approval of the Authority, but should you require any additional information or clarification, please do not hesitate to contact the undersigned.

Yours sincerely



James Belbin

