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The White House
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PO19 5RQ

Your Ref: AL/60/18/DOC

Please ask for:

Mr S Davis

21 September 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Application for approval of details reserved by conditions imposed under planning permission AL/58/17/PL relating to condition No. 4 (Surface water drainage scheme), 5 (Contamination), 6 (Hard and Soft landscaping), 7 (materials), 8 (details of new screen walls and fences), 11 (Secure & covered bicycle stores), 12 (details of storage of waste and recycling) & 17 (external lighting) Sack Lane Dairy Sack Lane, Aldingbourne,

Notification regarding the above application:

Condition Number 5

Prior to the commencement of development approved by this planning permission (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 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.

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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 District Local Plan policy GEN7. 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 details reserved by this condition**

Condition 05 requires that a preliminary risk assessment be submitted and if this identifies potential contaminants then a site investigation be carried out together with a potential remediation strategy and finally a verification plan.

The submission is accompanied by both a "Phase 1 Environmental Risk Assessment" (ref 17.9382, January 2017) and a "Phase 2 Site Investigation Report" (Rev 1) (ref 18.9862, May 2018). Section 11 of the latter sets out mitigation measures to be followed

This is considered to be acceptable and the condition is discharged on the proviso that the mitigation measures are carried out in full and, where applicable, permanently retained thereafter.

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

Yours faithfully

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

Neil Crowther
Group Head of Planning