

Mr Sam Briggs
Barratt David Wilson Southampton
Tollbar House
Tollbar Way
Hedge End
SO30 2UH

Date: 8th October 2025

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: AL/80/25/DOC

Dear Mr Briggs,

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 reference AL/129/21/OUT relating to condition number 13 - contamination, condition number 19 - soils, condition number 20 - renewable energy and condition number 22 - fire hydrants.

Land Adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU

Notification regarding the above application:

Condition Number 13

Prior to any works, hereby approved, commencing on site (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 from the nearby landfill site shall each be submitted to and approved in writing by the Local Planning Authority

1. A Site Investigation Scheme, to provide information for a detailed assessment of the risk to all receptors that may be affected by migratory contaminants leeching from the Lindsey land fill sites and, if identified to be required;
2. Based on the Site Investigation Scheme and the detailed risk assessment, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken together with a Verification Strategy providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy, as required, 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 (3) require the express written consent of the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the above and if identified by the above to be necessary then prior to the occupation of any dwelling (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 protect the amenity of the occupiers of the development and local residents in accordance with Policy QE DM4 of the Arun Local Plan 2011 - 2031.

Decision:

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

Having reviewed the submitted "Combined Geotechnical and Quantitative Ground Contamination Risk Assessment Report" (ref:R15375 Rev.2 18/11/22), it is hereby agreed that the condition may be discharged in part (part 1 only). The rest of the condition can then be discharged at a later date in accordance with the remainder of the condition.

The report states that concentrations of PAH compounds and petroleum hydrocarbons exceeded the threshold value for the use of PE water supply pipe work in some samples and that Portsmouth Water should be contacted as to whether a detailed assessment of the risk to water supply pipework should be undertaken or whether protective pipework should be installed. Until this has been completed it is not known what remediation strategy is required therefore, only a partial discharge can be given at this time.

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