



Arun District Council
Arun Civic Centre
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Liam Russell Architects Ltd
3 Broad Reach Mews
Ropetackle
Shoreham-by-sea
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BN43 5EY

Your Ref: A/139/14/DOC

Please ask for:

Mr P Cleveland

23 October 2014

Dear Mr B Harvey

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by conditions 2, 18, 20, 25, 28 & 35 imposed under
reference A/74/13 - relating to external appearance, landscaping scheme, external lighting, site
investigation, proposed foul water drainage
The Vinery Poling,,

Notification regarding the above application:

Condition Number 25

No development approved by this planning permission shall take place until a remediation strategy that includes the following components 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 site investigation scheme, based on the Phase 1 Contamination Assessment Report to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.*
 - 2. The results of the site investigation and the detailed risk assessment referred to in (1) 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.*
 - 3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) 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 written consent of the Local Planning Authority. The scheme shall be implemented as approved.*

Reasons: To ensure the protection of water quality in accordance with the NPPF.

The site lies above the Lambeth Group formation which is designated a Secondary Aaquifer and overlies chalk at depth. The site is located near to the Source Protection Zone 1 (SPZ) for the Blue Prince Mushrooms abstraction point. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to groundwater underlying the site and potable supplies.

Decision:

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

The Councils Environmental Health officer and the Environment Agency have confirmed that the condition can be discharged in accordance with detail submitted with the original and that docdeci

submitted under this application, namely the 'Geotechnical and Contamination (Phase II) Assessment Report (Report No. LW23270 December 2012).

The condition is therefore discharged in so far as the submission of detail relates.

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 read 'KARL', with a long, sweeping horizontal flourish underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration