

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 29th January 2020

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:

Our Ref: A/165/19/DOC

Dear Mr Sykes,

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 ref A/74/18/OUT relating to Condition Nos 4 - acoustic, 5 - external lighting, 7 - contamination, 12 - hedgerows, 14 - surface water drainage, 15 - discharge of flows, 16 - SuDs and 18 - watercourse or culvert.

The Laurels Dappers Lane Angmering BN16 4EN

Notification regarding the above application:

Condition Number 7

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.

Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

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 policy QEDM4. 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 **REFUSE details reserved by condition for the following reasons:**
The submitted information is not sufficient to discharge the condition.

Having reviewed Ashdown Site Investigation Limited, Geo Environmental Data and Historic Maps (ref.: R18-13291, dated October 2018), Ground Contamination Risk Assessment Report (ref.: R 1813291, dated November 2018) and Remediation Strategy (ref.: R13936, dated October 2019), the Environmental Health Officer has advised condition 7 cannot be discharged because part 4 of this condition remains outstanding.

In order to consider the condition for discharge, the applicant will need to confirm the following:

- which of the remedial options will be followed/whether a combination of these options is proposed/whether a different remediation strategy will be deployed;
- the data that will be collected to demonstrate the remedial work is being achieved;
- details of any long-term monitoring required.

The condition also requires detail of contingency in the event that previously unidentified contamination be discovered. The proposed discovery strategy is suitable, therefore this element does not require further elaboration.

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

Yours sincerely



Neil Crowther
Group Head of Planning