

11th August 2021

REF:FRON1004a

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

Dear Sir/Madam

Discharge of condition 18 – A/114/18/PL – Broadlees, Dappers Lane, Angmering

I refer to the planning approval granted consent at the above site for a 70 bed care home in May 2019. I am instructed by Frontier Estates (Mering) Ltd to submit an application for approval of details reserved by condition.

I enclose the following in support of this application:

- Relevant application form
- Documents specified below
- Relevant application fee

The application has been submitted via the planning portal (PP-10122236).

Background

As you may recall, the site has a complex planning history, it benefits from an implemented permission for 53 care apartments on the whole site (A/27/16/PL), and a second permission for a care home only on part of the site (A/114/18/PL).

It has been determined by the High Court that it is not possible to develop out in full both the 53 care apartment scheme and the care home scheme. The intention is now to deliver the care home scheme.

Condition 18 – Contamination

Condition 18 of permission A/114/18/PL requires a scheme to consider the risks associated with contamination of the site prior to occupation. A remediation strategy is also required that provides full details of the measures and how they will be undertaken.

I submit the following in support of this condition:

Supplementary Geo-environmental Investigation and Remediation Strategy prepared by ListersGeo dated July 2021.

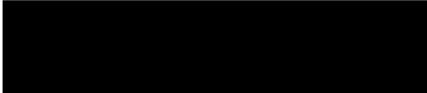
The report describes the work undertaken on site in respects of ground conditions and any geo-environmental implications with regard to the proposed development for a care home at the site. It concludes that remedial measures are not required for the proposed development with respect to soil contamination as there are no significant source pathway receptor links present at the site. In addition, no elevated concentrations of contaminants were recorded by the investigation. Therefore, there is

considered to be a low risk of contamination. While some areas of the site have not been investigated, this is outside of the proposed care home location.

It is noted that condition 18 is a 'prior to occupation condition' but that the reason for the condition states it is required to be a pre-commencement condition as the details need to be in place before any work commences. The attached report is therefore submitted to address condition 18 prior to work commencing on site.

I trust this provides the necessary information and look forward to registration of the application. Please do not hesitate to contact me should you wish to discuss.

Yours sincerely



Emma Patchell
Senior Planner

