

Gillings Planning Ltd
2 Wessex Business Park
Colden Common
Winchester
SO21 1WP

Date: 26th October 2021

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:

Our Ref: A/171/21/DOC

Dear Mrs Patchell,

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/114/18/PL relating to Condition No 18 -
contamination.
Broadlees Dappers Lane Angmering BN16 4EN

Notification regarding the above application:

Condition Number 18

Prior to occupation 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 remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
2. 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.

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 policies QE SP1 and QE DM4. 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:**

Listers Geo - Supplementary Geo-environmental Investigation and Remediation Strategy (ref.:

21.05.026, dated July 2021) has been reviewed. It is noted that the scope of this report applies only to the area of the proposed care home, as per the plans in Appendix A, not the entire site. It is also noted that some elements of this report lie beyond the remit of Environmental Health and require assessment from the Environment Agency.

The report indicates that the contaminated soil identified in the made ground from five samples at three locations across the site do not pose significant risk to human health when compared to SACs. It is suggested that the identified exceedances can be managed, however it is not clear which of the identified exceedances are to be stripped from site/covered/re-used on site.

In addition, the report recommends that basic radon protection measures are necessary for the site and it is not possible to recommend discharge of this condition until such works are complete and suitably evidenced.

Furthermore, it is not possible for Environmental Health to recommend discharge of this condition until the groundworks (including soft landscaping) are completed. This is to ensure that the watching brief and discovery strategy are fulfilled and that any previously unidentified contamination is suitably assessed and where necessary, remediated.

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