Arun District Council
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Mr Emyr Griffiths
KSA Architects Ltd
Concept House
35 Kingston Crescent
Portsmouth
PO2 8AA

Date: 20th January 2025

Please ask for: Kathryn Welch
Tel: 01903 737789

Your Ref:
Our Ref: A/215/24/DOC

Dear Mr Griffiths,

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 A/11/23/PL relating to condition number 3 - contamination.
BMW House, Chandlers Garage Ltd Water Lane Angmering BN16 4EH

Notification regarding the above application:

Condition Number 3

Prior to commencement of the development hereby approved (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 (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

2. A 'Site Investigation Scheme', based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. Based on the 'Site Investigation Scheme' and the detailed risk assessment (2), 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 parts, (1) to (4) require the express written consent of the Local Planning

Authority.

The scheme shall be implemented as approved above and, prior to occupation of any dwelling or part of the site (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 Plan, and for the reporting of this in writing to the Local Planning Authority.

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 **APPROVE IN PART details reserved by condition**

Condition 3 of A/11/23/PL is hereby partially discharged.

Parts 1 and 2 of the condition were previously discharged under A/251/23/DOC. This approval secures discharge of parts 3 and 4 of the condition. Remediation of the site shall be undertaken in accordance with the approved document 'Remediation Method Statement, Water Lane, November 2024, V2'. Approval of parts 1-4 facilitates development to commence on site (subject to approval of all other pre-commencement conditions attached to the permission).

Full discharge of the condition can be achieved on receipt of a Verification Report. This is required to be approved in writing by the Authority prior to occupation of the dwellings.

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

Yours sincerely



Neil Crowther
Group Head of Planning