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Our Ref: 3050145 L04 (00)

1st April 2021

Barratt David Wilson Southern Counties
Walnut Tree Close
Guildford
GU1 4SW

For the attention of Sean Havis

Dear Sean,

RE: WATER LANE, ANGMERING, BN16 4AW, ADDENDUM DISCOVERY STRATEGY AND BASIC RADON PROTECTION MEASURES REQUIREMENTS

1. INTRODUCTION

RSK Environment Limited (RSK) was commissioned by Barratt David Wilson (BDW) Southern Counties on 23rd March 2021 to complete a letter report documenting a discovery strategy and requirements for basic radon protection measures for development on land off Water Lane, Angmering, West Sussex, BN16 4AW.

This letter report is subject to the service constraints laid out in **Appendix A**.

BDW Southern Counties intends to redevelop the site to comprise low-rise residential properties, private gardens and access roads together with play areas, a village green and informal open space. The site covers an area of circa nine hectares and currently comprises two agricultural fields, with the field to the west accessed via Weavers Hill and the other field accessed via High Street to the south. A site location plan is given in **Figure 1**. Outline conditional planning permission has been approved for the site under planning reference A/99/17/OUT. The planning decision notice for the site is presented in **Appendix B**.

It is understood that the Environmental Health Team at Arun District Council (ADC) has requested further information in regard to basic radon protection measures and procedures to be followed in the event that unexpected contamination is identified during the development works, prior to discharge of Condition 29 parts C and D.

The previous environmental reports, outlined below, have been completed for the site and are understood to have been issued to ADC in support of the planning application (planning reference number: A/201/20/DOC):

- Idom Merebrook Ltd. (May 2017). Geo-Environmental Assessment, report ref: GEA-19495-16-306REVB;
- Idom Merebrook Ltd. (May 2017) Water level monitoring – November 2016 to March, report ref: 2016 L-19459-2.4.2-17-S256-SMJ;



- Idom Merebrook Ltd. (December 2018) Supplementary site investigation (SI), report ref: L-19495-2.4.2-18-S432-DCE Rev.A;
- Idom Merebrook Ltd. (December 2018) Soakage Tests, report ref: L-19495-2.4.2-18-S698-RMH;
- Idom Merebrook Ltd. (August 2018) Supplementary ground gas assessment;
- RSK. (March 2020) Soakaway Testing, report ref: 305145 L01 (00); and
- RSK (December 2020). Supplementary Environmental Assessment, report ref: 305145 R01 (00).

2. DISCOVERY STRATEGY

Previous environmental assessments completed for the site have not identified pollutant linkages warranting remediation, with exception to implementation of basic radon protection measures which are discussed further in Section 3.

However, it is possible that during enabling/groundworks at the site different conditions from those revealed by the preceding site investigations may be encountered.

In the event that unexpected contamination or potentially suspect materials are encountered, the contractor shall immediately inform the Environmental Consultant who shall then carry out an inspection as soon as is reasonably practical. During or immediately following the inspection, the Environmental Consultant shall consult the Environmental Health Team at Arun District Council to agree any proposed remedial requirements and advise the Principal Contractor accordingly.

A Discovery Strategy, which sets out in principle the proposed methods for identifying and managing risks in the event potential contamination is uncovered during development is presented as **Appendix C**.

In the event that unexpected contamination is identified during the works, a record of this as well as details associated with any subsequent remedial works completed, must be documented within a verification report to be submitted for approval to ADC.

3. BASIC RADON PROTECTION MEASURES

Design drawings detailing the basic radon protection measures to be installed at the site are presented in **Appendix D**.

Basic radon protection measures in accordance with current guidance (BRE211 *Radon - Guidance on protective measures for new buildings*, dated 2015) requires a minimum of a 1200 gauge damp proof course barrier to the floor sealed to a DPC/cavity tray to prevent radon entering the building through the cavity. Sealing of joints in the barrier and sealing around service penetrations is also required to prevent radon ingress. The design drawings presented in **Appendix D** conform with these requirements as specified in BRE211. It is noted that radon protection measures will also be required in any garages connected to the properties.

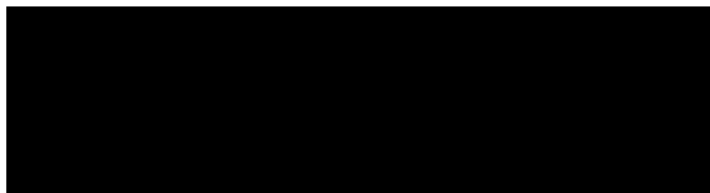
We trust that the information provided above meets your requirements. Should you have any queries or require additional information, please do not hesitate to contact the undersigned.

Yours sincerely,

For RSK Environment Limited



Cathy Cussell



Andrew Fellows

Principal Geo-environmental Consultant

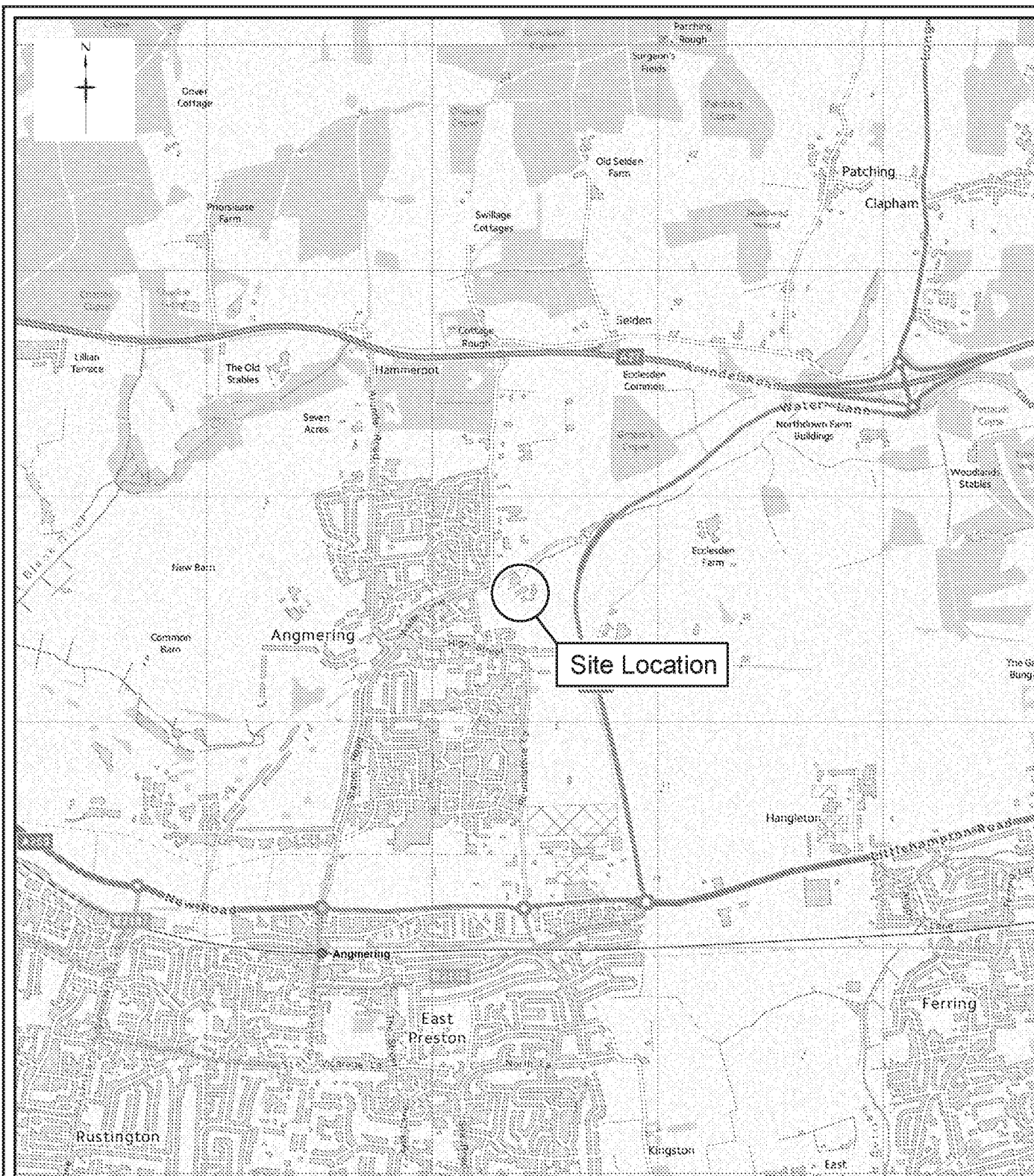
Principal Geo-environmental Consultant

Enc.

Figure 1 Site Location Plan

Appendix A	Service constraints
Appendix B	Outline planning permission decision notice
Appendix C	Discovery Strategy
Appendix D	Basic radon protection measures design drawings

FIGURES



Contains Ordnance Survey data © Crown copyright and database right 2013



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Client

BARRATT DAVID WILSON SOUTHERN COUNTIES

Project Title

WATER LANE, ANGMERING

Drawing Title

SITE LOCATION PLAN

Rev	Drawn	Date	Checked	Date	Approved	Date
01	LN	03.02.21	EC	03.02.21	EC	03.02.21
Dimensions		Scale		Original Size		
m		1:25,000		A4		

Project Number

305145 - L02 (00)

Drawing File

305145 (L04-00) Figure 1.dwg

Drawing Number

FIGURE 1

APPENDIX A

SERVICE CONSTRAINTS

1. This report and the site investigation carried out in connection with the report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) for Barratt David Wilson Southern Counties (the "Client") in accordance with the terms of a contract between RSK and the Client. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by an environmental consultant at the time the Services were performed. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.
2. Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services.
3. Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent or condone any party other than the client relying upon the Services. Should this report or any part of this report, or otherwise details of the Services or any part of the Services be made known to any such party, and such party relies thereon that party does so wholly at its own and sole risk and RSK disclaims any liability to such parties. **Any such party would be well advised to seek independent advice from a competent environmental consultant and/or lawyer.**
4. It is RSK's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of or reliance upon the report in those circumstances by the client without RSK's review and advice shall be at the client's sole and own risk. Should RSK be requested to review the report after the date of this report, RSK shall be entitled to additional payment at the then existing rates or such other terms as agreed between RSK and the client.
5. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the report in the future shall be at the Client's own and sole risk. Should RSK be requested to review the report in the future, RSK shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between RSK and the client.
6. The observations and conclusions described in this report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, persistent, bioaccumulative or toxic chemicals (including PFAS/ PFOS) or other radioactive or hazardous materials, unless specifically identified in the Services.
7. The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of information, including documentation,

obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services or accreditation system (such as UKAS ISO 17020:2012 clause 7.1.6):

- a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.
- b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.
- c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK and including the doing of any independent investigation of the information provided to RSK save as otherwise provided in the terms of the contract between the Client and RSK.

8. The intrusive environmental site investigation aspects of the Services are a limited sampling of the site at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope between the client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species are not present.
9. Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for setting out and should be considered indicative only.
10. The comments given in this report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.
11. Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works.
12. Unless stated otherwise, only preliminary geotechnical recommendations are presented in this report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed.

APPENDIX B

OUTLINE PLANNING PERMISSION DECISION NOTICE



Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015 - Article 5
Application for Outline Consent
DECISION NOTICE

Application Ref: A/99/17/OUT

To Addressee

Nexus Planning
Unit 3 Weybridge Business Park
Addlestone Road
Weybridge
KT15 2BW

Site Address

Land South of Water Lane
Angmering

Description of Development

Outline application with some matters reserved (Access only) for development up to 175 No. residential dwellings, public open space, play areas with associated infrastructure including roads, drainage & landscaping. This application affects the character & appearance of Angmering Conservation Area & the setting of Listed Buildings.

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the following conditions and Section 106 Agreement.

- 1 Details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

- 2 Application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 3 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 4 The planning permission relates to the following approved plans:

1911-P01 Rev. B Location Plan
1911/P02 Rev. I Parameter Plans - Land Use and Building Heights
ITB9105-GA-022 Rev. A Proposed Site Access - Land South of Water Lane

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

- 5 The details referred to in condition 1 shall include details of the materials and external finishes of the buildings, surfaces for roads/footpaths, means of enclosure and the parking of vehicles, and the provision of samples of such materials and finishes as required. Development shall be carried out in accordance with the approved details.

Reason: To enable to the Local Planning Authority to control the development in detail in the interests of amenity in accordance with Policy D DM1 of the Arun Local Plan.

- 6 The development hereby permitted shall not be carried out except in general accordance with the principles set out in the Design and Access Statement incorporating Design Guidance dated May 2017.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

7 The landscaping and layout particulars to be submitted in accordance with Condition 1 shall include:

- i. Details of all existing trees and hedgerows on the land, showing which are to be retained and which removed;
- ii. Details of the positions, height, design, materials and type of boundary treatment to be provided, including the planting of advanced nursery stock and semi-mature trees in the landscape buffer along the eastern boundary of the site, and planting in front of the acoustic barriers;
- iii. Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree;
- iv. The detailed landscape design for the development including the layout and design of the public realm within the development;
- v. Details of the play areas and public open spaces; and
- vi. Details of the surfacing, lighting, and signage of all footpaths, cycle routes and a phasing plan for their provision;

No hedge or tree shall be felled, uprooted or otherwise removed before, during or after the construction period except where removal is indicated on a plan approved by the Local Planning Authority.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan.

8 All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan.

9 Prior to the commencement of development, a noise mitigation scheme shall be submitted for approval to the Local Planning Authority. The noise mitigation scheme shall include details relating to acoustic barriers and the facade treatment of all houses facing onto the A280 and Water Lane. The approved noise mitigation shall be implemented in accordance with the details submitted.

All facades of all houses facing onto the A280 and Water Lane should be provided with acoustically treated mechanical ventilation to all habitable rooms.

Reason: To avoid unacceptable high levels of noise and in the interests of residential amenity, in accordance with Policy D DM1 and Policy QE DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the agreed acoustic barriers are constructed prior to occupation of the development and all the houses facing onto the A280 and Water Lane are designed with the requisite facade treatments.

- 10 Prior to the commencement of construction works a Schedule of Works shall be submitted to the LPA for approval and will be based on the recommendations within the submitted Preliminary Ecological Appraisal Report. All the approved details shall then be implemented in full and in accordance with the agreed timings and details.

The Schedule of Works shall include but not be restricted to:

- timings for clearance of trees or scrub to avoid impacts on breeding birds;
- two phased cutting of grassland along site boundaries to deter reptiles and amphibians;
- grassland areas managed to benefit reptiles;
- details of compensatory and additional tree planting;
- details of compensatory boundary habitat planting and wildflower meadow planting;
- details and locations of bird, bat and barn owl boxes, and log piles provided on the site;
- a badger survey and measures to minimise the disturbance of badgers.
- boundary features to measure at least 5.0 metre width for the majority of the site to allow for commuting badgers;

Should the detailed layout of the site require the removal of further trees which have the potential to support bats, a climbed tree inspection survey will be required.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy ENV DM4, Policy ENV DM5 and Policy ENV SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.

- 11 Prior to the commencement of development, details of the layout and specification of and construction programme for the roads, footpaths, cycleways, parking areas, emergency access from Weavers Hill and High Street, and tracking details for refuse vehicles shall be submitted to and be approved in writing by the Local Planning Authority after consultation with the County Highway Authority. No dwelling shall be occupied until it is provided with access constructed in accordance with such approved details to the highway network.

Reason: In the interests of road safety and to accord with approved policy in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the safety and amenity issues that need to be addressed.

- 12 No dwelling shall be occupied until refuse and recycling bins have been provided and space has been laid out for their storage in relation to that dwelling in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall not be used for any purpose other than the storage of refuse and recycling bins.

Reason: In the interests of the amenity of occupiers of nearby properties in accordance with Policy D DM1 and Policy WM DM1 of the Arun Local Plan.

- 13 No dwelling shall be occupied until space for that dwelling has been laid out for the parking of cars, motorcycles and cycles in relation to that dwelling in accordance with a drawing and schedule to be submitted to and approved in writing by the Local Planning Authority. These areas shall thereafter not be used for any purpose other than the parking of cars, motorcycles and cycles.

Reason: In the interests of road safety and to accord with approved policy in accordance with Policy D DM1 of the Arun Local Plan.

- 14 Garages provided on the site shall measure a minimum of 6 metres x 3 metres internally.

Reason: To ensure that adequate and satisfactory provision is made for the parking (and garaging) of vehicles clear of all highways in accordance with Policy D DM1 of the Arun Local Plan.

- 15 No development hereby permitted shall be commenced until a scheme for the location and installation of fire hydrants has been submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition the scheme shall be in accordance with the Guidance Note: The Provision of Fire Hydrants and an Adequate Water Supply for Fire Fighting as published by West Sussex Fire and Rescue Services (as amended from time to time). No building hereby permitted shall be occupied until the fire hydrant(s) required to serve that building have been installed in accordance with the approved scheme.

Reason: In order to provide adequate infrastructure for emergency services, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure the safety of residents on the site.

- 16 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the Glossary at Annex 2 of the National Planning Policy Framework, July 2018). Prior to the commencement of development, details and a timetable of how this is to be achieved including details of physical works on site, shall be submitted to and be approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter.

Reason: In order to secure on site renewable energy in accordance with national planning policy, in accordance with Policy D DM1 and Policy ECC SP2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure the houses include the requisite energy measures.

- 17 Prior to the commencement of development, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason: To safeguard the amenities of residents in accordance with Policy D DM1 and Policy TEL SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the provision of broadband needs to be incorporated into the design for the site.

- 18 Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

Reason: In the interests of amenity in accordance with Policy D DM1 of the Arun District Local Plan.

- 19 Prior to the commencement of development a badger survey should be undertaken to ensure badgers are not using the site. If badgers are found on the site, a mitigation schedule should be submitted by the applicant for approval in writing by the LPA. Thereafter the approved mitigation schedule shall be implemented and adhered to throughout the entire construction period.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because badgers are a protected species.

- 20 Prior to the occupation of the development the vehicular access serving the development should be constructed in accordance with the approved planning drawing (Drawing No. ITB9105-GA-022 Rev. A Proposed Site Access - Land South of Water Lane).

Reason: In the interests of road safety in accordance with Policy D DM1 of the Arun Local Plan.

- 21 Prior to the commencement of development, including any works of demolition, a Construction Management Plan shall be submitted for approval in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- full details of the construction compound,
- soil resources plan,
- dust mitigation measures,
- noise reduction measures,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of effective wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: For the avoidance of doubt and in the interests of amenity, the environment and highway safety, in accordance with Policy D DM1 of the Arun Local Plan.

- 22 Upon the first occupation, the applicant shall implement the approved Framework Travel Plan, dated 4 May 2017 and deliver the measures in line with the timetable of implementation set out in the Travel Plan. The applicant shall thereafter monitor, report and subsequently revise the Framework Travel Plan as specified within the approved document.

Reason: To encourage and promote sustainable transport, in accordance with Policy D DM1 and Policy T SP1 of the Arun Local Plan.

- 23 Prior to the commencement of development details of the implementation, maintenance and management of a sustainable drainage scheme (SuDS) should be submitted to and be approved in writing by the LPA. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i) a timetable for the scheme's implementation; and
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for the adoption by any public body or statutory undertaker, or any other Arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy D DM1 and Policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure surface water disposal is in place before construction commences.

- 24 Construction of the development shall not commence until details of the proposed means of foul water sewerage disposal have been submitted to and approved in writing by the LPA in consultation with the sewerage undertaker. No dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.
- Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy D DM1 and Policy W DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure foul water sewerage disposal is in place before construction commences.
- 25 Prior to the commencement of development formal consent should be sought and approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site.
- Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values.
- Reason : To ensure that the proposed development is satisfactorily drained in accordance with Policy D DM1, Policy W DM1 and Policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure surface water disposal is in place before construction commences.
- 26 The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority.
- No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.
- Reason: To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion, in accordance with Policy D DM1 and Policy W DM1 of the Arun Local Plan.
- 27 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
- Reason: The site is of archaeological significance in accordance with Policy D DM1 and Policy HER DM6 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because archaeology can only be investigated before construction commences.

- 28 No development approved by this planning permission shall take place until such time as a detailed Flood Risk Assessment and surface water drainage strategy has been submitted to, and approved in writing by the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme.

Reason: According to the Environment Agency Flood Map for Planning, the proposed development is almost entirely within Flood Zone 1, apart from the most northerly part of the site where a very small section lies within Flood Zone 3, in accordance with Policy D DM1 and Policy W DM2 of the Arun Local Plan.

- 29 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:

- A. 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 and potentially unacceptable risks arising from contamination at the site.
- B. 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.
- C. 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.
- D. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (C) are complete and identify 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 Policy D DM1 and Policy QE DM4 of the Arun Local Plan. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 30 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

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 Policy D DM1 and Policy QE DM4 of the Arun Local Plan.

- 31 On completion of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the 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. It shall also include any plan (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 to the local planning authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard in accordance with Policy D DM1 and Policy QE DM4 of the Arun Local Plan.

- 32 Prior to the commencement of development, an Electric Vehicle Charging Strategy will be prepared and submitted to the Local Planning Authority which identifies the nature, form and location of electric charging infrastructure to be provided across the development. The electric vehicle strategy shall then be implemented in accordance with the approved details.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy D DM1 and Policy QE DM3 (c) of the Arun Local Plan and the NPPF. It is considered necessary for this to be a pre-commencement condition to ensure that the requisite charging infrastructure is designed into the housing development and it is implemented.

33

Prior to the commencement of development details of the proposed external lighting shall be submitted and approved in writing by the Local Planning Authority. The lighting details should include:

- a) Details of Zone E2 (Rural) lighting luminaires (lux levels);
- b) Mitigation measures to minimise potential glare and spillage;
- c) Location of lighting columns;
- d) Design and appearance of lighting columns;
- e) Timings of lighting (reduced coverage between 11.00pm and 7.00am); and
- f) phasing for the implementation of the scheme.

The approved lighting system shall be implemented in accordance with approved details and be retained thereafter.

Reason: To reduce light pollution, in the interests of amenity and the environment and to satisfy minimum security requirements, in accordance with Policy D DM1 and Policy QE DM2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the light levels for the site need to be approved and implemented before the units are occupied.

INFORMATIVE: The current Air Quality and Emissions Mitigation Guidance for Sussex Authorities 2015 is under review. It is anticipated that the developer will wish to comply with this new guidance, together with mitigation measures proposed therein.

INFORMATIVE: Section 278 Agreement of the 1980 Highways Act - Works within the Highway The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

INFORMATIVE: All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.

No excavation, mounding or tree planting should be carried out within 4 metres of the public water main.

No excavation, mounding or tree planting should be carried out within 5 metres of the public water main.

For further advice, the applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

INFORMATIVE: A formal application for connection to the public sewerage system and / or the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

INFORMATIVE: Detailed design of the proposed drainage system should take into account the possibility of surcharging within the public sewerage system in order to protect the development from potential flooding.

INFORMATIVE: No development should take place within 5 metres of any ordinary watercourse and access for future maintenance must be considered during planning. If works are undertaken within, under, over or up to an Ordinary Watercourse, even if this is temporary, an Ordinary Watercourse Consent (OWC) may need to be applied for from the District Council.

INFORMATIVE: The developer must agree with Southern Water, the measures to be undertaken to protect the public water supply main.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning

(Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Michael Eastham

Date of Decision:

12 March 2019

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

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).

APPENDIX C

DISCOVERY STRATEGY

Managing Unexpected Contamination

This Discovery Strategy sets out in principle the proposed methods for identifying and managing site specific risks in the event that suspected or potential land contamination is uncovered during redevelopment.

The Contractor appointed to carry out the works will be responsible for implementing the procedures outlined in this document. However, before taking investigative or remedial action the Contractor will prepare a method statement to the satisfaction of the Client's Consultant, who in turn will also consult the Environmental Quality Officer at the Local Authority.

This Discovery Strategy is a working document. The Contractor should consult the Environmental Consultant in the event that suspicious ground conditions or/and unexpected contamination are uncovered. There may be a requirement to review the procedures and consult with the Local Authority in the event that unforeseen conditions are encountered.

Revised or new procedures to deal with suspicious ground conditions or/and unexpected contamination may require approval from the Local Authority before works can proceed. The materials observed and tested during the ground investigation represent only a small proportion of the materials present onsite. There may be other conditions prevailing at the site that have not been revealed by these investigations and which have therefore not been taken into account. The Discovery Strategy is designed to address this issue.

Identification of potential contaminated material

All operatives and ground workers should remain vigilant for unforeseen or suspicious ground conditions. Initial identification will be based on visual and/or olfactory assessment. General indicators of possible contamination could be arisings that quickly change appearance or appear inconsistent with the general soil profile outlined within the previous reports. Potential unexpected contamination and/or suspicious ground conditions may include the following examples (although this is not an exclusive list):

- Hydrocarbons in the form of oily (or free phase) pockets;
- Strong odours or/and discolouration associated with the underlying soils itself;
- Cement bound debris suspected of containing asbestos;
- Fibrous materials; and
- Unexploded ordnance (UXOs).

Managing Suspicious Ground Conditions

On the discovery of the suspicious material/unexpected contamination during excavation works, the following sequence should be adopted:

1. Contractor should assess the requirement for any additional health and safety or environmental management control measures;
2. Contractor's suitably experienced person should take note of the nature and extent of 'contamination' and immediately inform the Environmental Consultant and the Local Authority;
3. Working area will be cordoned off and works will cease in the vicinity;
4. Environmental Consultant will attend site to undertake sampling regime with subsequent laboratory testing as deemed necessary;
5. Findings will be discussed with the Local Authority along with the provision of the test records;
6. Remedial action, if necessary, and programming of the works are to be agreed with the Arun District Council Environmental Health team;
7. Contractor is informed of the remedial action required;
8. Contractor prepares a Method Statement that details how the agreed remedial action will be carried out;
9. Method Statement is agreed by Environmental Consultant; and
10. Evidence of work carried out is collated for inclusion in the verification report.

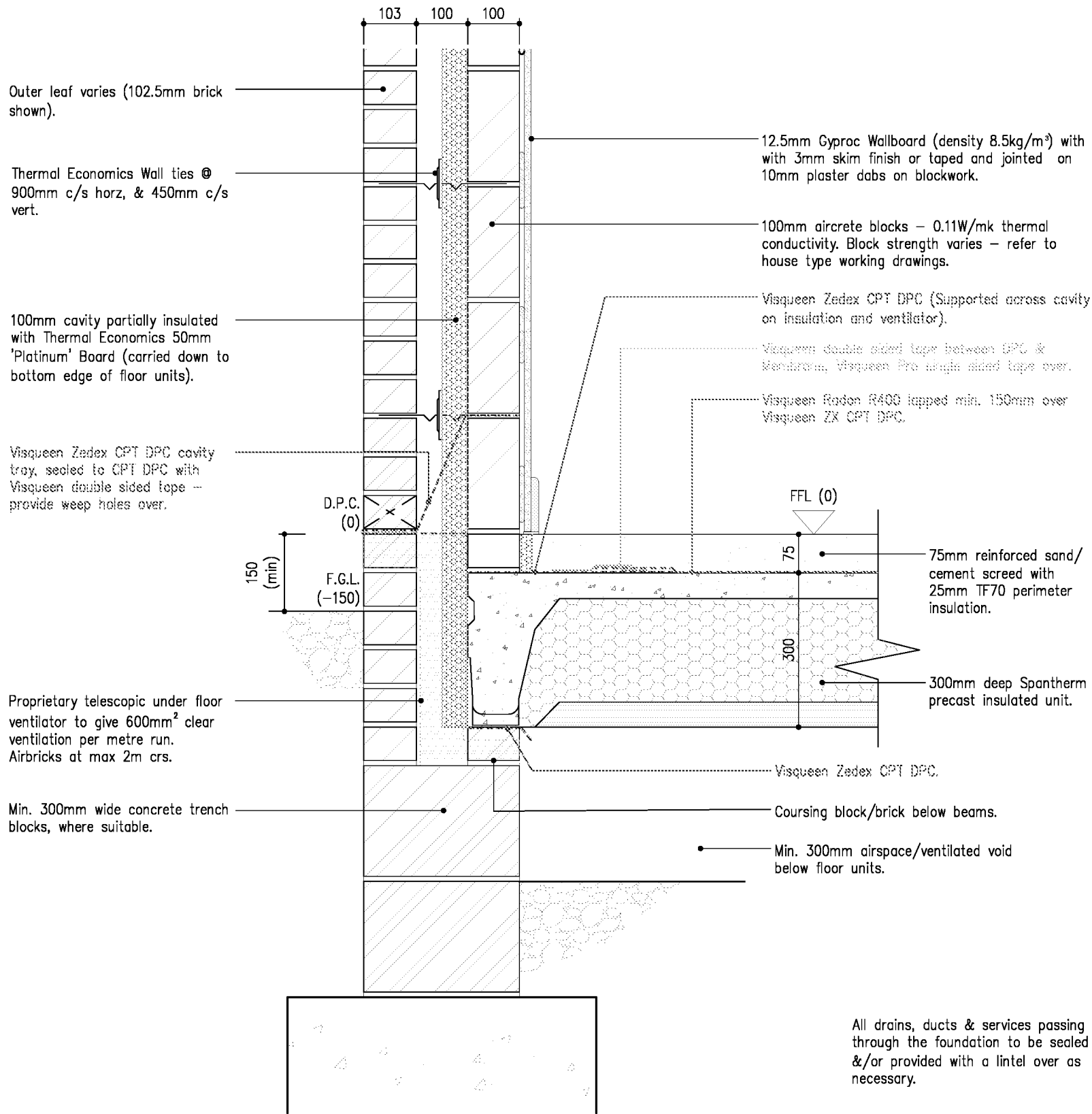
Asbestos Containing Materials (ACMs)

In addition to the above sequence of procedures, should any non licensable asbestos containing materials (ACMs) be encountered, a watching brief should be maintained and a programme of handpicking should be undertaken by competent persons and be disposed off site in line with 'Duty of Care', Waste Management Legislation. Any areas where asbestos is suspected in soils the Principal Contractor will obtain a sample and submit for quantified asbestos analysis.

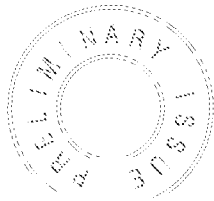
Should sampling and analysis of any suspect materials reveal the presence of significant notifiable asbestos containing materials, such as lagging or fibreboard, then the continuation of works may require the use of licensed asbestos contractors to handle the materials. In this instance the HSE would need to be notified of the works via the submission of an ASB5 notification.

APPENDIX D

BASIC RADON PROTECTION MEASURES DESIGN DRAWINGS



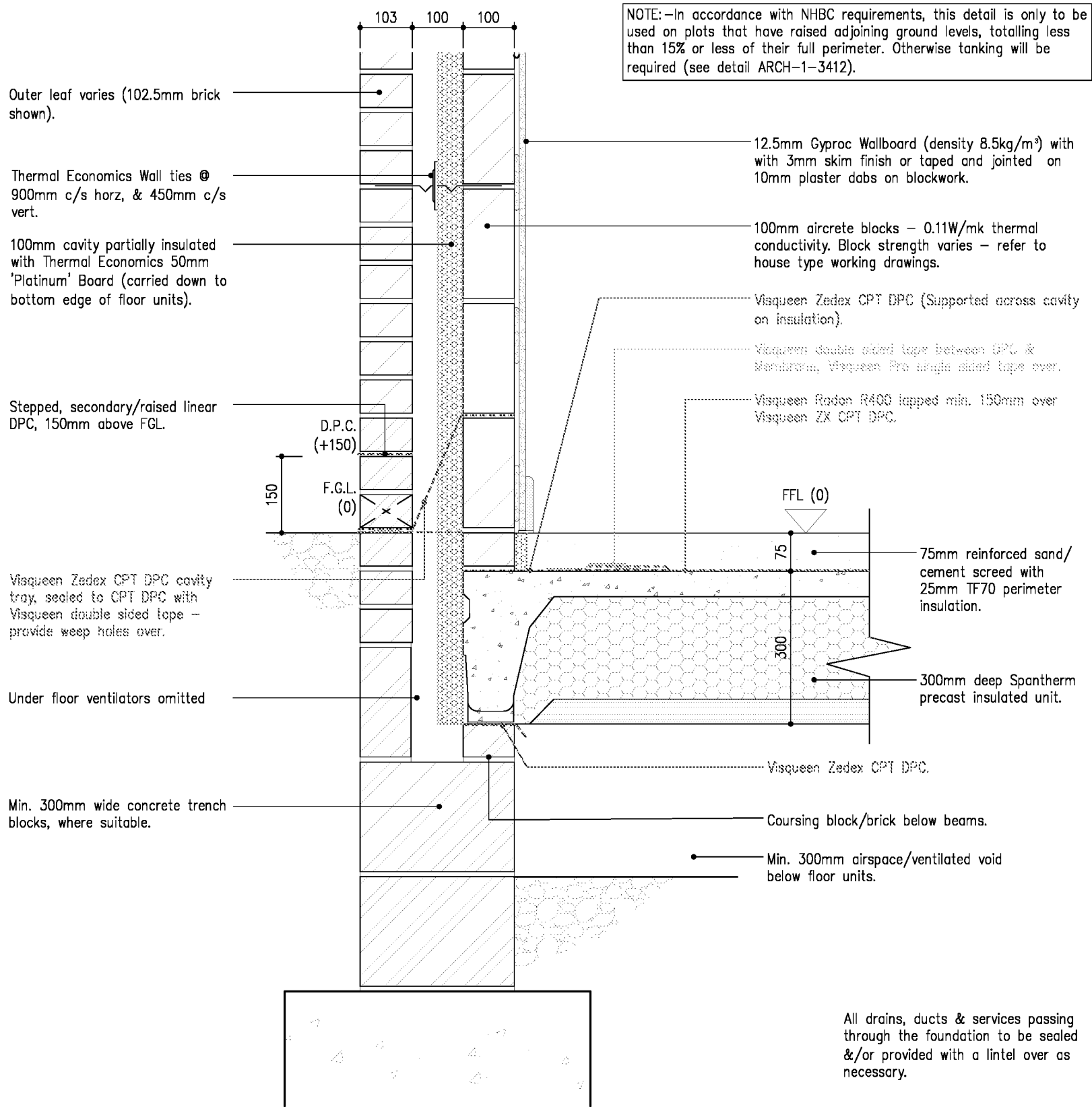
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Date:	10/03/21		
Revisions			
Rev	Date	Drawn	Checked
A	23/03/21	SJW	
Updated to comments from Visqueen Technical advisory.			



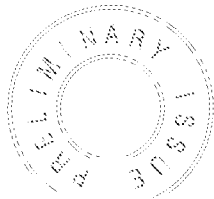
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Project:	H8150 - WATER LANE ANGMERING
Drawing Title:	GROUND FLOOR/EXTERNAL WALL JUNCTION (BASIC RADON)
Client:	 Where quality lives David Wilson Homes

	
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Rev	Date	Drawn	Checked
A	23/03/21	SJW	
Updated to comments from Visqueen Technical advisory.			

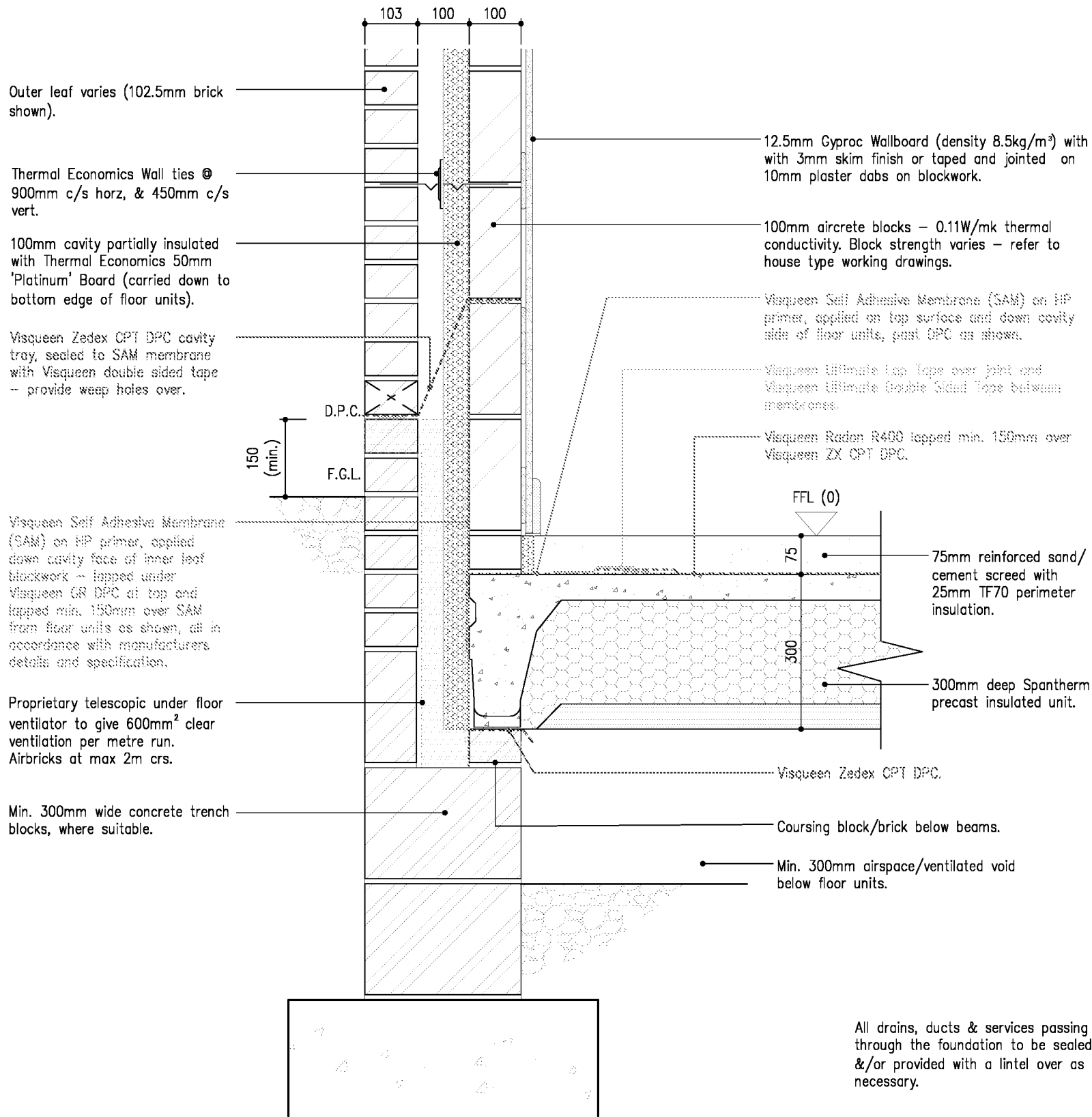


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Project:	
H8150 - WATER LANE ANGMERING	
Drawing Title:	
150MM RAISED GROUND FLOOR/EXTERNAL WALL JUNCTION (BASIC RADON)	
Client:	
Where quality lives David Wilson Homes	

FABER

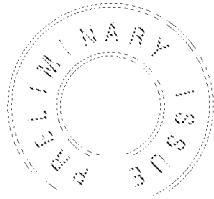
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All drains, ducts & services passing through the foundation to be sealed &/or provided with a lintel over as necessary.

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Date:	10/03/21		
Revisions			
Rev	Date	Drawn	Checked
A	23/03/21	SJW	
Updated to comments from Visqueen Technical advisory.			



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Project:

H8150 - WATER LANE
ANGMERING

Drawing Title:

RAISED GROUND FLOOR/EXTERNAL WALL
JUNCTION WITH TANKING (BASIC RADON)

Client:

Where quality lives

David Wilson Homes

Faber Technical Limited
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Westbourne, Dorset, BH4 9DN
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