

Barratt David Wilson Southern  
BDW House  
Walnut Tree Close  
Guildford  
GU1 4SW

Date: 23rd April 2021

Please ask for: Michael Eastham  
Tel: 01903 737772

Your Ref:

Our Ref: A/201/20/DOC

Dear Mr Havis,

**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/99/17/OUT relating to Condition Nos 11 - highways, 12 - refuse & recycling bins, 13 - parking, 15 - fire hydrants, 29 - contamination, 31 - verification report, 32 - electric vehicle charging strategy and 33 - external lighting**

**Land South of Water Lane Angmering**

Notification regarding the above application:

**Condition Number 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.

**Decision:**

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 29 imposed on the outline planning permission A/99/17/OUT: relating to a scheme to deal with the risks associated with contamination of the site is approved and the condition is hereby discharged.

- RSK Environmental Ltd Supplementary Environmental Assessment report (ref. 305145 R01 (00), dated December 2020).
- RSK Environmental Ltd Addendum Discovery Strategy and Basic Radon Protection Measures Requirements report (ref. 305145 L04(00), dated 1st April 2021).
- Idom Merebrook Ltd. Supplementary Site Investigation report (ref. L-19495-2.4.2-18-S432-DCE Rev. A, dated December 2018).
- Idom Merebrook Ltd. Water Level Monitoring report (ref. L-19495-2.4.2-17-S256-SMJ, dated May 2017).
- Idom Merebrook Ltd. Soakage Tests report (ref. L-19495-2.4.2-18-S698-RMH, dated December 2018).
- Idom Merebrook Ltd. Supplementary Ground Gas Assessment report (L-19495-2.4.2-18.S455-LMH, dated August 2018).
- RSK Soakaway Test report (ref. 305145 L01 (00), dated March 2020).
- e-mail from Sean Havis of Barratt David Wilson Homes, confirming radon protective measures will be installed to each property (dated 19 April 2021, 08.56 hours).

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

Yours sincerely



Neil Crowther  
Group Head of Planning