

Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

14 April 2026
PP-14839849

Dear Sir/Madam,

Land North of Mayflower Way

Approval of details reserved by condition 4 on planning approval A/122/23/PL

This letter accompanies this application on behalf of Mr Taylor for the discharge of condition 4 of planning approval A/122/23 for the erection of 1 no. dwelling and car port with associated access, parking, fencing and landscaping.

Condition 4 states:

Prior to commencement of the development hereby approved, 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, 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.

Please find included with this submission the following documents for the discharge of parts 1 -4 of the condition:

- Preliminary Investigation Report 21156/PIR Rev1.0 (November 2023)
- Contamination Investigation Report 21156/CIR (November 2023)
- Ground Gas Risk Assessment 21156/GGRA (May 2024)
- Letter Report for Soakaway and Contamination Testing 15306/LR (December 2016)
- Remedial Method Statement and Verification Plan 22346/S/RMS Rev1.0 (March 2026)

In summary, the remediation approach is to remove the soil to a depth of 600mm within the soft landscaped parts of the site that have been identified as being affected by Lead and Arsenic. This amounts to about 41sqm of land which is identified in Figure 4 of the report. This will then be replaced with clean certified topsoil and subsoil over a geotextile membrane. For ground gas, the report proposes a combination of a suitable structural barrier, verified gas-resistant membrane, and appropriate passive or active ventilation measures to achieve the required protection score.

Section 5.1 of the report sets out the verification plan (as required by part 4 of the condition). Item 5 of the plan is to produce the verification report that will be submitted to the LPA for approval after the remedial works are complete and prior to the occupation of the dwelling. The second

paragraph of the condition cannot therefore be discharged at this stage and as such this application only proposes the part discharge of the condition.

I trust the submitted information is sufficient to enable the discharge of parts 1 – 4 of condition 4, but should you require any further information then please do not hesitate to contact me.

Yours faithfully,



Dawn Appleton
Senior Planner
Henry Adams LLP