

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 24th April 2020

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: A/53/20/DOC

Dear Mr Sykes,

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/74/18/OUT relating to Condition Nos 4 -
acoustic report and 7 - contamination
The Laurels Dappers Lane Angmering BN16 4EN

Notification regarding the above application:

Condition Number 7

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:

1. 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.
 - Potentially unacceptable risks arising from contamination at the site.
2. 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.
3. 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.
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 components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

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 policy QEDM4. 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**

This condition is discharged in so far as submission of details relates and refers to the submitted information namely:

- Ashdown Site Investigation Limited, Geo Environmental Data and Historic Maps (ref.: R18-13291, dated October 2018),
- Ground Contamination Risk Assessment Report (ref.: R 1813291, dated November 2018),
- In Situ Infiltration Testing Report, Remediation Strategy (ref.: R13936, dated October 2019),
- Groundwater Monitoring Results and Appendix B,
- Email correspondence between Ashdown Site Investigation Ltd and Environmental Health Officer dated 2 March 2020.

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