

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

Date: 5th August 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

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/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 24

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
 - 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.

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 policies GEN7 and GEN31 of the Arun District Local Plan.

Decision:

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

The following information submitted regarding Condition 24 imposed on the outline planning permission A/51/14/OUT: relating to land contamination is part approved and the condition is hereby part discharged.

- Combined Geotechnical and Ground Contamination Risk Assessment, April 2015, (Report No. LW26073), prepared by Ashdown Site Investigation Limited.
- Revised Ground Contamination Risk Assessment Report, 29 May 2020 (Project No. P14618 / Report Ref. R14233), prepared by Ashdown Site Investigation Limited.

The above mentioned reports address Parts 1, 2 and 3 of Condition 24. Part 4 of Condition 24 cannot be addressed until the verification plan has been prepared and submitted. The verification plan will be submitted prior to first occupation of any dwelling, in accordance with Condition 26 which requires the submission of a verification report.

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

Yours sincerely



Neil Crowther
Group Head of Planning