

Luken Beck Ltd
30 Carlton Crescent
Northgate
Southampton
SO15 2EW

Date: 28th July 2022

Please ask for: Jessica Riches
Tel: 01903 737852

Your Ref:

Our Ref: A/90/22/DOC

Dear Mr Johnson,

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 A/40/18/OUT relating to conditions 23-
Broadband provision, 33-risk associated with contamination and 39-bus access route.
Land North of Water Lane and South of A27 Angmering BN16 4EU

Notification regarding the above application:

Condition Number 33

Prior to the commencement of development approved by this planning permission, 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 (A) 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 (B) 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 **REFUSE details reserved by condition for the following reasons:**

Environmental Health have confirmed that they are unable to recommend discharge of parts C and D of condition 33 of A/40/18/OUT due to insufficient information. Therefore, the condition is unable to be discharged at this time and the application is refused.

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