

Paul Airey Planning Associates
65 Harefield
Esher
KT109TG

Date: 10th June 2021

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: A/97/21/DOC

Dear Mr Airey,

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/177/19/PL relating to conditions 3-contamination risk, 4-Construction Management Plan, 5-landscape scheme, 6-protection of all existing trees/bushes/hedges & 7-discharge of flows to watercourses.

The Vinery Arundel Road Poling BN18 9PY

Notification regarding the above application:

Condition Number 3

No development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

- 1) A preliminary risk assessment which has identified:
 - a) All previous uses;
 - b) Potential contaminants associated with those uses;
 - c) 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 results of the site investigation and the detailed risk assessment referred to in (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 on the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (4) are complete and identifying any requirements for longer-term monitoring or pollutant linkages, maintenance and arrangements for contingency action.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority.

Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: This is required to be a pre-commencement condition to ensure that the development does not contribute to, or is not put at an unacceptable risk from/adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

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 Phase I and Phase II preliminary risk assessment and intrusive ground investigation works by GW dated December 2020.

Given the light industrial unit located in the north/east section of the site, some gas monitoring would be expected to be carried out as part of the intrusive works to ascertain the risk of any gassing regime from on or off-site sources. Given the proposed end-use scenario, it is accepted no further remediation works will be required other than traces of negligible Asbestos encountered.

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