

Henry Adams LLP
Rowan House
Baffins Lane
Chichester
PO19 1UA

Date: 8th September 2026

Please ask for: Simon Brooksbank

Tel: 01903 737881

Your Ref:

Our Ref: BE/49/26/DOC

Dear Mrs Appleton,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition under BE/13/24/S73 (amended by BE/77/25/NMA) relating to conditions 9- Contamination, 12- Noise Assessment, 16- Lighting Scheme, 26- Arboricultural Impact Assessment and Method Statement, 28- Reptile Mitigation, 31- Biodiversity Enhancement Measures, 33- Fire Hydrant/Stored Water Supply, 35- Broadband Provision and 36- Employment and Skills Plan.

Chalcroft Nurseries Chalcraft Lane Bersted PO21 5TS

Notification regarding the above application:

Condition Number 9

Prior to commencement of the development hereby approved (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 (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 Report' 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.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved above.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Arun Local Plan. This condition is required to be pre-commencement to ensure any contamination on site is appropriately remediated prior to works commencing.

Decision:

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

Environmental Health Officers were consulted on the discharge of Condition 9 (Contamination) attached to planning permission BE/13/24/S73, as amended by BE/77/25/NMA.

Based on the information submitted, Parts 1 (Preliminary Risk Assessment) and 2 (Site Investigation Scheme) of Condition 9 can be discharged. However, the submitted details identify the need for remediation measures, including a watching brief during development works. As a result, Parts 3 (Remediation Strategy) and 4 (Verification Report) cannot be discharged at this stage.

Accordingly, it is considered that Condition 9 can be partially discharged, with Parts 1 and 2 discharged and Parts 3 and 4 remaining outstanding pending the submission and approval of the required remediation and verification details.

This assessment is based on the following submitted document:

Castledine Environmental, Phase I Land Contamination Risk Assessment (Ref: 3583D P1 Cullen - West Bersted, June 2025).

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