

Redrow Homes Ltd
Redrow House
Unit 1, Faraday Office Park
Rankine Road
Basingstoke
RG24 8QB

Date: 26th April 2022

Please ask for: Amber Willard

Tel: 01903 737500 x37445

Your Ref:

Our Ref: BN/24/22/DOC

Dear Miss Whishaw,

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 BN/84/20/PL relating to Condition No 7 - verification report demonstrating completion of works.

Land at Angels Nursery Yapton Road Barnham PO22 0AY

Notification regarding the above application:

Condition Number 7

Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard in accordance with Policy D DM1 and Policy QE DM4 of the Arun Local Plan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

In relation to the above, it is understood that plots 9-13 and 47-48 of this development have already been verified. Of the remaining plots which required remedial work, plots 3-4, 6-7, 14-15 (where an increased capping layer was required due to the presence of asbestos), 33-42 and 49 need to be verified. The above application relates to plots 7, 13-15, 38-39 and 49.

Environmental Health have been consulted and comment as follows:-

"Eastwood and Partners report (ref.: RAN/ME/44161-013, dated February 2022) which appears to relate to plots 13-15 and 39-39 has now been reviewed. It is understood that plot 13 has already been verified and is therefore not further considered. The submitted report contains no confirmation of the capping layer across plots 15 or 38, consequently these plots cannot be considered for discharge. In order for Environmental Health to consider plots 14 and 39 for discharge, please may the applicant provide the following information:

- Details of the geotextile membrane and confirmation that this extends across the entire garden
- Confirmation of the depth(s) of the soil samples.

Eastwood and Partners letter report (ref.: CAT/RAN/44161-007, dated September 2021) relates to plot 49 and has now been assessed. It is not possible for Environmental Health to consider this plot for discharge until the laboratory results have been returned. In the meantime, the sample 2 depth and location of the verification pit should be confirmed and details of the geotextile membrane provided.

Eastwood and Partners letter report (ref.: CAT/RAN/44141-009, dated October 2021) appears to relate to plot 7, however the report makes repeated reference to plot 49. The associated photographs are labelled as plot 7 whereas the attached laboratory report appears to relate to plot 49. Environmental Health cannot therefore accept this report."

Based on the above, it is not currently possible to discharge the condition at this time. Your application is therefore refused.

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

Yours sincerely



Neil Crowther
Group Head of Planning