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Mr S Dilawershah  
LMA Architects Ltd  
Gild House  
3rd Floor  
70-74 Norwich Avenue West  
BH2 6AW

**Your Ref:** BR/235/18/DOC

**Please ask for:**

Ms S Allen

06 November 2018

Dear Mr Dilawershah

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**  
**Application for approval of details reserved by condition imposed on planning reference**  
**BR/18/18/PL relating to condition no.3 - Remediation Strategy & condition no.7 - Construction**  
**Management Plan**  
**South Bersted Garage Shripney Road, Bognor Regis,**

Notification regarding the above application:

**Condition Number 3**

*Prior to the commencement of the development hereby approved a remediation strategy that includes the following components 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
  - 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 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 with policies GEN7 and GEN26 of the Arun District Local Plan as the site lies above River Terrace Deposits over Lewes Nodular Chalk Member, the latter is designated as a Principal Aquifer. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to groundwater underlying the site.*

*National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121). 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 **APPROVE details reserved by this condition**

The submitted details in respect of the Remediation Strategy are considered to provide an acceptable scheme and satisfies the requirements of the condition.

The condition is therefore fully discharged insofar as the submission of details relates as follows:-

Outline Remedial and Verification Strategy Report In17597 CL 005 July 2018

Revised Detailed Quantitative Risk Assessment Report In17597 CL 004 July 2018

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