

Smith Simmons & Partners
15 West Pallant
CHICHESTER
PO19 1TB

Date: 25th June 2020

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:

Our Ref: CM/14/20/DOC

Dear Sir/Madam,

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 CM/19/17/PL relating to Condition Nos 3 -
Construction Method Statement & Details, 6 - contamination, 9 - bats, 10 - owl box locations, 11 -
nesting cups and 13 - hard & soft landscaping
Kents Yard Brookpit Lane Climping BN17 5QT

Notification regarding the above application:

Condition Number 6

Prior to the commencement of development (parts 1, 2) and prior to occupation (parts 3, 4) approved by this planning permission (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 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 GEN31 of the Arun District Local Plan .

Decision:

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

In relation to the risk of contact between end-users and the made ground on site, the potential risk to human health posed by this element has not been suitably quantified, therefore it is not possible to recommend that the condition be discharged.

Furthermore, the asbestos identified on-site, as detailed in TS Asbestos Survey report, unreferenced, dated June 2020), will need to be managed through implementation of a suitable and robust asbestos management plan (as per points three and four of condition no.6 of CM/19/17/PL)..

If you require further guidance the environmental health officer Kate Giddings is more than happy to discuss these requirements directly with you and/or consultant if necessary. Her contact details are kate.giddings@arun.gov.uk, tel 01903 737586.

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

Yours faithfully

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning