Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail:planning@arun.gov.uk
website: www.arun.gov.uk/planning

Mrs H L Kirkby Bott & Mr M Kirkby-Bott
Hunters Chase
Fontwell Avenue
Eastergate
Chichester
PO20 3RY

Your Ref: EG/2/11/DOC
Please ask for:
Mrs S Leeson
04 March 2011

Dear Mr & Mrs Kirkby-Bott

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Discharge of conditions 3, 4 & 12 of planning application EG/15/10
Plot at Hunters Chase Fontwell Avenue,Eastergate,

Notification regarding the above application:

Condition Number 4

No development approved by this planning permission shall be commenced until:

(a) A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. And using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and recptors has been produced.

(b) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

- a risk assesment to be undertaken relating to the potential impact of land contamination, and;
- refinement of the Conceptual Model, and;
- the development of a Method Statement detailing the remediation requirements.

(c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken.

(d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation has been submitted to the Local Planning Authority prior to that remediation being carried out on the site.

Reason: To protect the environment and prevent harm to human health.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the** docdeci

following reasons:

This condition cannot be discharged because the Contamination Assessment Report of December 2005 indicated up to 2.6m of infilled material ath the site. No gas monitoring data has been submitted therefore there is insufficient information to decide what risk is posed to the development from methane and carbon dioxide. The trial pit indicates there are potential gas producing materials buried on the site.

Trial pit 2 makes reference to asbestos in the ground and there are no details of how the contamination will be dealt with.

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

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

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