



Arun District Council
Arun Civic Centre
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Your Ref: EP/114/11/DOC

Please ask for:

Mr P Cleveland

21 October 2011

RJCA Chartered Architects
Lime Kiln Barn
Colworth
Chichester
West Sussex
PO20 6DS

Dear Sir/Madam

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by condition 3 part 4 and condition 4 of planning
permission EP/87/09
Manor Road Garage Manor Road, East Preston,

Notification regarding the above application:

Condition Number 3

Prior to the commencement of development 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 LPA:

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 LPA. The scheme shall be implemented as approved.

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Reason: To ensure this development proceeds with the requirements of PPS23. The historic uses of the site mean there is potential for land contamination to be present. Due to the location of the site on a principal aquifer, the risks to controlled waters from any contamination at the site must be fully investigated and understood.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**
Environmental Health have confirmed that the submitted Validation Letter and Report Ref: E-E1453/LJP dated 23rd Septmeber 2011 is satisfactory to discharge Part 4 of Condition 3 as well as Condition 4. The condition is therefore discharged in so far as the submission of details relates.

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

Yours faithfully



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

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