



Arun District Council
Arun Civic Centre
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HNW Architects
61 North Street
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PO19 1NB

Your Ref: FG/171/18/DOC

Please ask for:

Mrs A Gardner

08 March 2019

Dear Mr Conlon

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 FG/39/18/PL relating to conditions 3-
surface water drainage, 4-ground contamination risk, 9-position & intensity of lighting filments, 14-
lighting scheme, 15-Construction Management Plan & 16-ground contamination risk.
Garage Premises Littlehampton Road,Ferring,

Notification regarding the above application:

Condition Number 16

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 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.

Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

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 Arun District Local Plan policies QE SP1 and QE DM4. This is required to be a pre-

condition

commencement condition because these details have to be agreed and in place before any work commences.

Decision:

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

This condition is refused on the basis that the Ground Condition assessment (J18-035-R02). identifies localised hydrocarbon contamination in the vicinity of WS104 and hydrocarbon odour in WS103. Section 5.2.3 states that groundwater locally has been slightly impacted with hydrocarbon contamination already and that as concentrations in the soil are low this does not represent an ongoing source. However no samples have been taken between WS104 and WS103 and groundwater samples have not been reported.

Therefore further investigation to determine the extent of the impact in soils and groundwater around WS104 and the hydrocarbon odours observed in WS103 is required. This should be incorporated into the conceptual model and then a remediation strategy and subsequently a verification strategy submitted (if required).

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