

HNW Architects
61 North Street
Chichester
PO19 1NB

Date: 3rd June 2019

Please ask for: Mr J Baeza

Tel: 01903 737765

Your Ref:

Our Ref: FG/40/19/DOC

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

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 ref FG/39/18/PL relating to Condition Nos 4

and 16 - contamination of the site.

Garage Premises Littlehampton Road Ferring BN12 6PB

Notification regarding the above application:

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The Environment Agency have reviewed the report dated 2 April 2019 providing supplementary soil and groundwater sampling details.

Assuming the groundwater flows in a southerly direction in this area, they do agree that natural attenuation will reduce the elevated levels of TPH to an acceptable level.

On this basis condition 16 is agreed to be discharged.

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