tor &co

Jessica Riches
Principal Planning Officer
Strategic Development Team
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

20 December 2024

Our Reference: 180641

Dear Jessica,

Land at Ford Airfield, Ford

Approval of details reserved by condition imposed under reference F/4/20/OUT relating to Part 3 and 4 of condition number 12 and Part 1 of condition number 13 (Contamination) related to the Enabling Works Phase

Please find enclosed an application submitted on behalf of Vistry Homes Ltd. for the partial discharge of Part 3 and 4 of condition 12 and Part 1 of condition 13 (Contamination) pursuant to planning permission F/4/20/OUT in relation to the Enabling Works Phase.

Planning Condition Details

Arun District Council granted planning permission on 14 July 2023 (ref: F/4/20/OUT) for the following development at Land at Ford Airfield, Ford:

Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding.

Condition 12 (Contamination – Site Investigation / Risk Assessment)

Condition 12 of F/4/20/OUT states:

Prior to the commencement of each phase of development, as identified within the Phasing Strategy under Condition 5, the following components of a scheme to deal with the risks associated with contamination within that phase shall 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; and 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.

The scheme shall be implemented as approved.

In each phase where demolition is required, where part 2 identifies no overriding risk from the demolition works, parts 3. and 4. can take place post demolition for that phase.

Condition 13 (Contamination - Verification)

Condition 13 of F/4/20/OUT states:

Prior to commencement of each phase of development, as identified within the Phasing Strategy under Condition 5 to submit:

An initial verification report demonstrating completion of pre commencement works set out in the approved remediation strategy for that phase and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Prior to first occupation of each phase of development, as identified within the Phasing Strategy under Condition 5 to submit:

A final verification report demonstrating completion of pre occupation works set out in the approved remediation strategy for that phase and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Submitted Information

tor&co is pleased to submit the following document prepared by Omnia that seek to address parts 3 and 4 of condition 12 and confirm that Part 1 of Condition 13 is not applicable to this phase of development:

- **Phase II Geo-Environmental Site Assessment (ref. *A11918-4/3.0*):** Following previous site-wide investigations (in relation to Condition 12 parts 1 and 2), additional site-specific investigations have been undertaken in relation to the future Ford and Yapton Road roundabout construction (i.e. Enabling Works Phase). Selected soil samples were subsequently tested utilizing a range of chemical analyses and a Tier 1 Quantitative Contaminated Land Risk Assessment was completed which confirmed there are no active pollution pathways present based on a Public open space (Park) end use.

  On this basis, it is concluded that no remediation strategy is required (Cond 12 Pt. 3) nor verification (Cond. 12 Pt. 4), and that Cond. 13 Pt 1 is therefore not applicable either.

  The Report recommends that a discovery strategy is implemented during construction of the proposed roundabouts. Should any additional significant visual or olfactory evidence of unexpected contamination be identified during the development then works should be halted in the affected area and contact made with a suitably qualified and experienced Environmental Consultant to determine an appropriate course of action, which may include additional investigation, and as necessary, a Remediation Method Statement.

We trust that the submitted information is acceptable to partially discharge Parts 3 and 4 of condition 12 and partially discharge Part 1 of condition 13 of planning permission ref: F/4/20/OUT.

The application fee of £145.00 has been paid via the Planning Portal.

We look forward to receiving acknowledgement of our submission in due course and trust that the application can proceed to validation and determination swiftly. In the meantime, please do not hesitate to contact me if you wish to discuss the application further.

Yours faithfully,

[redacted]

Harvey Wingfield MRTPI

Senior Planner