Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail:planning@arun.gov.uk
website: www.arun.gov.uk/planning

tor&co
23 Heddon Street
London
W1B 4BQ

Date: 17th February 2025

Please ask for: Jessica Riches
Tel: 01903 737852

Your Ref:
Our Ref: F/38/24/DOC

Dear Mr Hanson,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of detail reserved by condition imposed under reference F/4/20/OUT relating to conditions 12 - contamination and 13 - remediation strategy verification relating to the Enabling Works Phase only.
Land at Ford Airfield Ford

Notification regarding the above application:

Condition Number 12

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.

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 Policies QE SP1 and QE DM4 of the Arun Local Plan 2011-2031. This is required to be a pre- commencement condition because these details have to be agreed and in place before any work commences.

Decision:

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

Parts 1 and 2 of Condition 12 have been previously approved by the Local Planning Authority for the wider development site under planning reference F/34/24/DOC.

This application seeks to approve parts 3 and 4 of the condition in relation to Enabling Works Phase only. The Environmental Health Officer has reviewed the application and has no objections to the recommendations proposed for these parts of the site.

Therefore, the condition is discharged for all parts (1-4) for the Enabling Works Phase only (as identified on Condition 5 Site Wide Phasing Plan 180641-XX-XX-DR-A-L(--)C5001-REV.B approved under F/36/24/DOC) and in so far as it relates to the details within the following:

- Trial pit log (various) (Date uploaded 23rd December 2024)
- Phase II Geo-environmental assessment December 2024 (Omnia) A11918-4/3.0
- Approved documents under F/34/24/DOC

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

Yours sincerely



Neil Crowther
Group Head of Planning