

Tor & Co
Everdene House
Deansleigh Rd,
Bournemouth
BH7 7DU

Date: 2nd September 2026

Please ask for: Simon Brooksbank
Tel: 01903 737881

Your Ref:
Our Ref: F/8/26/DOC

Dear Mr Wingfield,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details relating to parts 3 and 4 of condition 12 (Contamination) under F/4/20/OUT in
respect of phases IRM and RM1
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**

Environmental Health Officers were consulted on the discharge of Parts 3 and 4 of Condition 12 (Contamination) attached to outline planning permission F/4/20/OUT, relating to phases IRM and RM1 of the development.

Following this consultation, and the resolution of the outstanding issues regarding the asphalt binding details, officers are satisfied that Parts 3 and 4 of Condition 12 for phases IRM and RM1 can be discharged, subject to full compliance with the documents listed below:

Covering Letter (Dated 30/01/26)

Remediation Method Statement Phase RM1 November 2025 (Dated 27/01/2026)

Remediation Method Statement Phase IRM December 2025 (Dated 27/01/2026)

Email confirming binding of coal tar material of the runway (Dated 12/08/26)

OCL Statement on Reuse (Undated)

Phase II- Supplementary Geo-Environmental Site Assessment (Contamination) August 2025 (Dated 02/09/2025)

Trial Pit Log (Dated 12/06/2025)

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

Yours sincerely



Neil Crowther
Group Head of Planning