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ECE Architecture
Brooklyn Chambers
11 Goring Road
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West Sussex
BN12 4AP

Your Ref: LU/109/14/DOC
Please ask for:
Mr C Cronin
05 June 2014

Dear Mr T Clark

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for the approval of details reserved by condition 9a,11,12a (Part 1,2 &3) & 24A of previously approved planning application LU/116/13
Hollyacre Toddington Lane,Littlehampton,

Notification regarding the above application:

Condition Number 12

12a. Prior to the commencement of development within Phase 1 as detailed on drawing reference 5691/01 Rev N Site Layout Plan 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.

12b. Prior to the commencement of development within Phase 2 as detailed on drawing reference 5691/01 Rev N Site Layout Plan 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.

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 policy GEN7 of the Arun District Local Plan.

Decision:
Arun District Council have decided to **APPROVE IN PART details reserved by condition**
The information submitted is sufficient to discharge condition 12a Parts 1, 2, and 3.

It should be noted that the verification report required to discharge condition 12a part 4 remains outstanding and an application should be made to discharge this element of the condition in due course.

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

Yours sincerely



Karl Roberts
Assistant Director Planning & Economic Regeneration

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