

Our Ref: 24204
Your Ref: PP-15028319

Broadwall House
21 Broadwall
London SE1 9PL


firstplan.co.uk

Email: 

22 June 2026

Mr Harry Chalk
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Harry,

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 3 OF PLANNING PERMISSION REF LU/301/24/PL AT FORMER GASHOLDER, HARWOOD ROAD, LITTLEHAMPTON, BN17 7AU

We are instructed by our client, SGN to submit an application to discharge condition 3 (Verification report of Remediation) pursuant to planning permission LU/301/24/PL. This follows completion of the remediation works permitted by the above permission.

The application has been submitted via the planning portal (PP-15028319) and comprises the following information:

- This Cover Letter (Firstplan)
- Completed application form for approval of details reserved by a condition
- EA Planning Response Cover Note (Worley)
- Verification Report – Volume 1 and following associated appendices (Worley):
 - Figure 1 – SGN Littlehampton Verification
 - Figure 2 – SGN Littlehampton Verification
 - Figure 3 – SGN Littlehampton Verification
 - Figure 4 – SGN Littlehampton Verification
 - Figure 5 – SGN Littlehampton Verification
 - Figure 6 – SGN Littlehampton Verification
 - Table 1 – Soil Import Material Analytical Data
 - Table 2 – Leachate Import Material Analytical Data
 - Table 3 – Soil Relative Percent Difference
 - Table 4 – Groundwater Relative Percent Difference
 - Table 5 – Monitoring Well Installations and Groundwater Elevation Data
 - Table 6 – 2025–2026 Groundwater Parameters
 - Table 7 – 2023 Groundwater Parameters
 - Table 8 – 2023–2026 Groundwater Analytical Data

- Appendices

The appendices can be downloaded via the link here:  due to file size. A copy will also be sent via email to the council.

- Appendix A – Condition Surveys
- Appendix B – Communications
- Appendix C – Chemical Laboratory Analysis
- Appendix D – Geotechnical Reports
- Appendix E – Waste Records
- Appendix F – Import Tickets
- Appendix G – Environmental Monitoring Records
- Appendix H – Audits
- Appendix I – Photographic Record of the Works
- Appendix J – Topographic Survey
- Appendix K – As-built Drawing
- Appendix L – Remediation Specification

Background

Planning permission (ref: LU/301/24/PL) was granted by Arun District Council on 6 February 2025 for the following description of development:

“Environmental improvements (remediation) works of land. This application is in CIL Zone 4 (Zero Rated) as other development.”

For completeness, condition 3 is worded, as follows:

“Prior to any part of the development hereby approved being considered complete a verification report demonstrating the completion of works set out in the approved remediation strategy 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. Where necessary, the report shall also include long-term monitoring and maintenance plans and arrangements for contingency action.”

Submission of Details & Information

Condition 3

A complete Verification Report has been prepared by Worley to discharge condition 3. The letter prepared by Worley provides an overview of the works undertaken and the final site conditions at completion of works is set out within the submitted Verification Report. Please note that copies of the appendices will be provided via a download link due to file size.

Conclusions

The information submitted is considered sufficient to fully discharge condition 3, however, should you require anything further or have any questions, please do not hesitate to contact me.

Otherwise, I trust that you can register, validate and determine the application as soon as possible, and I look forward to hearing from you in due course.

Yours faithfully,





RAVEEN BHAMRA
Associate