

22nd June 2026Ref: 415001-00022_09704
Your Ref: LU/301/24/PL

Dear Sir / Madam,

ENVIRONMENTAL IMPROVEMENT (REMEDIATION) WORKS AT THE FORMER GASHOLDER STATION, HARWOOD ROAD, LITTLEHAMPTON BN17 7AU. PLANNING REFERENCE: LU/301/24/PL.

Please find below the responses to address the discharge of Planning Condition No. 3 which considers Planning Condition No. 5.

Condition Number 3

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. Note: Any changes to these components require the express written consent of the Local Planning Authority.

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 the Arun Local Plan policies QE SP1 and QE DM4.*

Condition Number 5

Prior to the commencement of the development hereby permitted, a groundwater monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: *To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures, and ensuring the proposed works do not further mobilise contaminants in the interests of protection of the environment and prevention of harm to human health in accordance with the Arun Local Plan policies QE SP1 and QE DM4 and paragraph 187 of the National Planning Policy Framework.*

Worley Consulting Response

In line with the submitted groundwater monitoring plan (Worley Consulting, 2025b) as required by Planning Condition No. 5; five groundwater monitoring rounds were undertaken at the site in 2025. One monitoring round was completed prior to remediation works (August 2025) and one was completed during the remediation works (September 2025). Following the completion of remediation works at the site, three groundwater monitoring rounds were completed post-works every two months in October 2025, December 2025, and February 2026, respectively. The groundwater monitoring has been used to supplement the two monitoring rounds undertaken at the site by Worley Consulting (formerly Advisian) in 2023 and 2024.

The monitoring works were undertaken by Worley Consulting's inhouse team of Environmental Engineers who specialise in environmental monitoring including groundwater monitoring/sampling.

The monitoring was completed using low-flow sampling techniques. Prior to sampling, the water parameters were monitored within the well to establish a stable well field. Once the readings were stable for three consecutive readings (over a minimum period of three minutes) sampling was undertaken. A YSI Pro Quatro Water Quality Meter was used to record in-situ field data which included pH, redox, dissolved oxygen, and conductivity. Groundwater depth was measured at the monitoring point using an oil interface probe. The probe was also used to check for the presence of light non aqueous phase liquid (LNAPL) or dense non aqueous phase liquid (DNAPL). The wells sampled were MW24-01, MW23-01, MW23-03, MW23-04, MW23-05, MW23-06D, MW23-07, MW01, MW02, MW03, WS02, WS04, WS07. MW24-01, WS07 and MW23-06D were decommissioned as part of the remedial works and did not form the post works monitoring program.

The verification report (text & figures only due to the large file size; appendices are available on the link provided separately). The report details the works undertaken and confirms that the objectives for the works have been achieved for continued existing use as a vacant former gasholder station with an operational leased telecommunications compound in the north.

Following the completion of the groundwater monitoring programme undertaken at the site, Planning Conditions No. 3 and No. 5 have been satisfied, with no evidence of deterioration in groundwater quality at the site following the completion of the works.

If you have any queries regarding the above information, please do not hesitate to get in touch.

Yours faithfully,

Charnia Kirk

Technical Director

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Remediation Verification Report