

Our Ref: 24204
Your Ref: PP-15272886

Broadwall House
21 Broadwall
London SE1 9PL

Email: [REDACTED]

25 September 2026

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

Dear Sir/Madam,

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 re-submit an application to discharge condition 3 (Verification report of Remediation) pursuant to planning permission LU/301/24/PL. This submission follows the withdrawal of the previous discharge of condition application (ref. LU/146/26/DOC) on 27 August 2026, following comments raised by the Environment Agency and Environmental Health. The purpose of the current application is to address the comments received and provide the additional information necessary to demonstrate compliance with the requirements of Condition 3.

The application has been submitted via the planning portal (PP-15272886) and comprises the following information:

- Completed application form for approval of details reserved by a condition
- This Cover Letter (Firstplan)
- Planning Response Letter (Worley) dated 18 September 2026
- 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
- The following appendices were submitted under the previous withdrawn discharge of condition application (ref. LU/146/26/DOC). As these documents remain relevant to the current submission and comprise a significant

volume of information, we respectfully request that the Local Planning Authority cross-refer to the previously submitted material. **If this is not possible, the appendices can be made available again via a document-sharing link upon request.**

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

A discharge of condition application to discharge condition 3 pursuant to planning permission LU/301/24/PL was submitted to the Council on 22 June 2026 and was subsequently withdrawn on 27 August 2026.

Condition 3 - Submission of Details & Information

A comprehensive Verification Report was previously submitted to discharge Condition 3 under application ref. LU/146/26/DOC. The application was subsequently withdrawn following objections from Environmental Health and the Environment Agency relating to the remediation of Area B.

This submission seeks to address those matters. In support of the application, Worley has prepared a Planning Response Letter which responds directly to the comments and concerns raised by the consultees.

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