

Critchley Architecture and Design
The Old Brewery
15E South Street
Havant
PO9 1BU

Date: 2nd November 2021

Please ask for: Amy Myer

Tel: 01903 737776

Your Ref:

Our Ref: LU/274/21/DOC

Dear Mr Critchley,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref LU/159/19/PL relating to Condition Nos 8 - materials and finishes, 9 - contamination and 12 - internal noise levels.

2 Croft Cottages Pier Road Littlehampton BN17 5LS

Notification regarding the above application:

Condition Number 9

Prior to the commencement of development 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 and 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.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that 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. The report shall also include a 'long-term monitoring and maintenance plan' for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and or the reporting of this in writing to 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 Arun Local Plan policies QE SP1 and QE DM4. 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**

The discharge of this condition (9) which relates to contamination is part-approved and part-refused in respect of the following documents submitted:

- Phase 2: Site Investigation Report and Appendices (prepared by Your Environment, dated April 2021)
- Contamination Mitigation Report (prepared by CAAD Ltd., dated September 2021)
- Proposed Contamination Containment Plan (drawing no. 19023-407 Rev A)
- Southern Water map, dated 29/10/2018

The Council's Environmental Health Officer has confirmed that the information submitted in relation to parts 1 and 2 of the condition (which includes - Phase 2: Site Investigation Report and Appendices (prepared by Your Environment, dated April 2021) is satisfactory. Therefore parts 1 and 2 of the condition are discharged.

However, EH have confirmed that The Contamination Mitigation Report does not constitute a satisfactory Options Appraisal or Remediation Strategy. It is also recommended that the Environment Agency is consulted with regard to the provision of soakaways (as shown in the Proposed Contamination Containment Plan) in relation to the condition of the land. Therefore parts 3 and 4 of the condition cannot be recommended for discharge at this time. It will not be possible to recommend discharge of the entire condition until a separate Verification Report is provided on completion of groundworks on site (to include soft landscaping). These components of the scheme be submitted to and approved in writing by the LPA prior to commencement of development.

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

Yours sincerely



Neil Crowther
Group Head of Planning