



Arun District Council
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Bourne Wood Partnership Limited
Attention of Mr David Kilby
Salisbury Hall
London Colney
St. Albans
AL2 1BU

Your Ref: LU/354/08/DOC

Please ask for:

Mr J Parsons

14 May 2009

Dear Mr Kilby

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for discharge of conditions nos 3, 4, 9 and 15 in relation to LU/175/08/.
Travis Perkins Pier Road/New Road, Littlehampton,

Notification regarding the above application:

Condition Number 9

Before development commences for the builder's merchant site or the retail site (as the case may be):

(a) A desktop study for the relevant part shall be carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. And using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

(b) A site investigation for the relevant part shall be designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken relating to the potential impact of land contamination, and;
- refinement of the Conceptual Model, and;
- the development of a Method Statement detailing the remediation requirements.

(c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken.

(d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, and human health using the information obtained from the Site Investigation has been submitted to the Local Planning Authority prior to that remediation being carried out on the site.

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Reason: To protect the environment and prevent harm to human health in accordance with policies DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan.

Decision:

Arun District Council have decided to **APPROVE PART DISCHARGE** of this condition as follows:

Dated: 14-MAY-2009

Refer to Geo-environmental Investigation: Pier Road Littlehampton (South site) dated September 2008 (builder's merchant site) ; Geo-environmental Investigation: Pier Road Littlehampton (north site) dated September 2008 (retail site) : Detailed Quantitative Risk Assessment: Controlled Waters dated 4th December 2008 (Both sites)

The condition is only part discharged in that further site investigations are required for the area beneath the floor slab of the existing former saw mill and the source of arsenic/TPH contamination in the groundwater. A method statement including gas protection methods to deal with the elevated methane on the site. The applicant is advised to contact the Council's Environmental Health Department in submitting further information to fully discharge this condition by way of a further separate submission.

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

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

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