

Thakeham Homes Ltd
Thakeham House
Summers Place
Stane Street
Billingshurst
RH14 9GN

Date: 17th December 2019

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:

Our Ref: LU/354/19/DOC

Dear Miss Gilbert,

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/330/18/PL relating to Condition Nos 9 -
periodic verification reports and 15 - electric vehicle charging points.
Land South Of Cornfield Close Littlehampton BN17 6LD

Notification regarding the above application:

Condition Number 9

Within 3 months of the start of the development, the Developer shall agree a timetable for submission of periodic verification reports to demonstrate the completion of works set out in the approved remediation strategy and the effectiveness of the remediation. The reports shall include a maintenance plan in respect of contamination, including a timetable of monitoring and 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 development shall proceed in accordance with approved details.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete in accordance with Arun Local Plan policies QE SP1 and QE DM4.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

This condition cannot be discharged at this stage. Confirmation is required as to which, if any, of the suggested ground gas remedial options presented in Geo-Environmental - Updated RSVP (ref.: GE17106-RSVPv1.2-GE-NOV19, dated November 2019) will be used on site. Furthermore, exceedances of methane, carbon dioxide, oxygen, carbon monoxide, hydrogen sulphate and VOCs

were previously identified, however only methane and carbon dioxide concentrations are discussed - this should be clarified. The submission does not address the information as required by condition 9.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning