

Pegasus Group
Suite 4, Pioneer House
Vision Park, Chivers Way
Histon
Cambridge
CB24 9NL

Date: 2nd February 2022

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:

Our Ref: LU/407/21/DOC

Dear Mr Atkin,

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 LU/42/21/PL relating to condition 3-
contamination risk
Riverside Industrial Estate Bridge Road Littlehampton BN17 5DF

Notification regarding the above application:

Condition Number 3

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 site investigation scheme, based on the submitted preliminary contaminated land risk assessment prepared by DTS Raeburn Limited dated June 2020 to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. 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.
3. 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.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

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 details reserved by this condition**

The contaminated Stage 1: Tier 2 site investigation GQRA report ref: submitted in support of discharge of planning conditions 3.2 and 3.3 relating to land contamination has been reviewed by the Council's Environmental Health Officer. The chemical testing results showed no site-wide contamination present above the relevant screening criteria for the intended end-use.

Condition 3 (2) is discharged condition 3.2. The verification report still needs to be submitted for approval under part 3.3.

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