

Hampshire Homes Ltd
Unit 8 Chatmohr Estate
Crawley Hill
Nr Romsey
SO51 6AP

Date: 7th May 2026

Please ask for: Kathryn Welch

Tel: 01903 737789

Your Ref:

Our Ref: LU/43/26/DOC

Dear Mr Healy,

Town & Country Planning Act 1990 (as amended)

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

Approval of details reserved by condition following LU/246/24/PL relating to conditions 14-risk associated with contamination, 15-program for archaeological works and 17-Biodiversity Net Gain Plan.

Land at Toddington Lane Littlehampton BN17 7PN

Notification regarding the above application:

Condition Number 14

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), 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 (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
2. A 'Site Investigation Scheme', based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. Based on the 'Site Investigation Scheme' and the detailed risk assessment (2), 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 occupation of any dwelling of the

site (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 (4) 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 Plan, and for the reporting of this in writing to the Local Planning Authority.

Any changes to these parts, (1) to (4) require the express written consent of 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**

Condition 14 of LU/246/24/PL is hereby partially discharged insofar as the submitted documents cover parts 1-3 of the condition.

The development shall proceed in accordance with the following documents:

- Geotechnical and Geo-environmental Ground Investigation Report (3/5/2019) LS4160.
- Remediation Method Statement (19/9/2019) LS4342.

Identified risks and recommended remediation measures include, but are not limited to, the following:

- A risk to human health has been identified due to elevated concentrations of PAHs detected in borehole TP4. Remediation is recommended through the excavation and replacement of affected soils with clean topsoil.
- The pH levels of the made ground on site, while not posing a risk to human health, are generally unsuitable for supporting plant growth. It is therefore recommended that this layer is either removed or suitably capped.
- Elevated levels of TPHs have been identified within the existing water supply. The recommended remediation measure is the replacement of the affected pipework.
- Very low levels of gas emissions were recorded across the site, with the exception of borehole DS3, where slightly elevated concentrations of CO₂ were identified. These levels are considered to arise from the underlying chalk and River Terrace Deposits. As proposed foundations will not penetrate this substrate, no remedial measures are considered necessary in this regard.

As indicated in the Remediation Report final site levels shall not be altered without express consent by the Local Planning Authority, as this may impact other elements of the design such as drainage/approved plans.

Environmental Health submitted a holding objection; however, they have confirmed that the report is acceptable in satisfying parts 1-3 of the condition. These are the pre-commencement elements of the condition, as such this is satisfied and, subject to other conditions and obligations, works may commence on site.

To fully discharge this condition a verification report will be required prior to occupation of any of the

dwellings.

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