

Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
GU15 3TQ

Date: 3rd February 2021

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: LU/7/21/DOC

Dear Mr MacGregor,

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/334/18/PL relating to Condition No 4 -
contamination
Worthing Road Allotments Worthing Road Littlehampton BN17 6JQ

Notification regarding the above application:

Condition Number 4

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 uses; potential contaminants associated with those uses; 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) above 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.

Any changes to these components require the express consent of the Local Planning Authority. 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 the 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. It shall also include any plan (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 to the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy D DM1 and Policy QE DM4 of the Arun Local Plan. 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 following information submitted regarding Condition 4 imposed on the planning permission LU/334/18/PL: relating to a preliminary risk assessment, a site investigation scheme, the site investigation results, detailed risk assessment, an options appraisal and remediation strategy is part approved and the condition is hereby part discharged.

- LEAP Environmental Ltd. Phase I Desk Study, Site Reconnaissance and Phase II Site Investigation Report at Worthing Road Allotments, Littlehampton, BH17 6JP, for Persimmon Homes (Thames Valley) Ltd. (ref. LP2350, dated 11th October 2020).

This information is considered sufficient to satisfy parts 1-3 of condition 4 of LU/334/18/PL. It is recommended, however, that the condition should not be discharged in full until the groundworks have been completed.

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

Yours sincerely



Neil Crowther
Group Head of Planning