

Alcove Architecture Ltd
25a New Broadway
Worthing
BN11 4HP

Date: 16th June 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: P/58/22/DOC

Dear Mr Evans,

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 P/116/19/OUT relating to condition 13-risk associated with contamination of site.

Land adjacent to Sefter School House Sefter Road Bognor Regis

Notification regarding the above application:

Condition Number 13

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 Report 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.

Note: Any changes to these components, (1) to (4) require the express written 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 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 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 report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents and future occupants of the dwelling in accordance with Policy QE DM4 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that any contaminated land is appropriately remediated prior to construction works commencing.

Decision:

Arun District Council have decided to **APPROVE IN PART details reserved by condition**

The discharge of this condition was previously refused because the submission had omitted Constructive Evaluation's Interpretative Site Investigation Report (ref. 21.1146, August 2021) and so a part discharge could not be granted.

You have now submitted a Site Investigation in the form of a letter report (ref 19.1295, 03/02/20), the previously omitted "Interpretative Site Investigation Report" (ref 21.1146, Aug 21), and a Stage 1 Environmental Risk Assessment Desk Study (ref 21.1146.ERA, March 2022) together with various appendices.

The Stage 1 report states that the risks are low to medium, advises that remedial recommendations (as specified in the previous contamination letter report) should be followed for soft-standing areas including private gardens and that where natural ground is not proven during excavation, geotextile membrane should be installed to prevent upward migration of made ground. It also recommends:

- additional intrusive investigation work on site to further refine the potential risks identified within the Conceptual Site Model.
- investigation of the fire pits to understand the ground conditions; and
- carry out a Stage 2: Detailed Unexploded Ordnance Desktop Threat Assessment to clarify the UXO risk to future ground works.

The report also states "The Statutory Authorities may require a full Remediation Report and Validation and/or closure report providing documentation/audit trail for the importation/removal/reuse of material on site and any other remedial works completed on site."

Our Environmental Health Officer has assessed these details and considers that only part 1 of the condition can be discharged at this time and that further submissions are required concerning parts 2, 3 & 4 which must also be done prior to commencement.

It is understood that you were hoping that all of the pre-commencement elements could be agreed however without further investigation, the remediation strategy and verification report, the condition is only discharged in part (parts 1) insofar as the submission of details relates.

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

Yours sincerely

A handwritten signature in black ink, consisting of stylized initials 'NC' followed by a period.

Neil Crowther
Group Head of Planning