

Arun District Council
Arun Civic Centre
1 Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Planning Portal Reference: **PP-15079673**
16th July 2026

Dear Sir/Madam,

Applicant Mr G Gabb
Site North Choller Farm, Barnham Lane, Walberton, BN18 0AX
Proposal Discharge of condition 1 (contamination) and condition 5 (CEMP) relating to previously approved application WA/36/26/PD for prior approval under Class Q of GPDO for conversion of 7 existing agricultural buildings into 9 No. dwellinghouses.

Please find enclosed a discharge of condition application relating to the discharge of conditions 1 (contamination) and 5 (CEMP) to previously approved application, WA/36/26/PD for the conversion of 7 existing agricultural buildings into 9 No. dwellinghouses.

Condition 1 (Contamination)

No development hereby approved shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

- 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) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (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 the remediation strategy 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 written consent of the local Planning Authority. The scheme shall be implemented as approved.

The submitted Land Quality: Phase 2 Assessment includes a Preliminary Risk Assessment, Site Investigation Scheme and Remediation Strategy. This Assessment confirms that contamination risks relate to the former agricultural use of the site. The proposed development will remove the ongoing agricultural sources, comprising the slurry tank, run-off from cattle using the yard areas and building, and fertiliser inputs, and will replace the impacted yards and hardstanding with a controlled built environment.

The residual risks relating to contamination arises predominantly from the demolition and redevelopment of the site, and the Risk Management Strategy to be adopted for the development is outlined in sections 8.4 and 8.5 of report. Some of the controls outlined in the strategy have been addressed further in the CEMP submitted with this application.

The details are considered sufficient to discharge condition 1 (parts 1-3). The Verification Plan relating to part 4 of the condition will be submitted to the Council once the works are carried out and the data relating to the remediation strategy is available.

Condition 5 (CEMP)

No development hereby approved shall take place until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, who shall consult with WSCC Highways and the council's Environmental Health Team as appropriate.

The approved CEMP shall thereafter be implemented and adhered to throughout the construction period. This shall require the applicant and contractors to minimise disturbance during demolition and construction. The CEMP shall provide details as appropriate, including but not necessarily restricted to, the following matters:

- the preferred road routing for all construction traffic associated with the development.
- provision of wheel washing facilities (details of their operation and location) and other works required to mitigate the impact of construction upon the public highway, including the provision of Temporary Traffic Regulations Orders.
- details of street sweeping.
- details of areas for the unloading, loading, parking, and turning of vehicles on site.
- details of areas to be used for the storage of plant and materials associated with the development.
- contact details for the site contractor, site foreman and CDM coordinator, including out-of hours contact details.
- details of the arrangements for public engagement/consultation prior to and during the development.



- details of any temporary traffic management that may be required to facilitate the development, including chapter 8 traffic signage.

- measures to minimise the noise and vibration generated by the construction process, to include hours of work, proposed methods of piling for foundations, the careful selection of plant and machinery and the use of noise mitigation barriers.

If residential properties are to be completed and occupied prior to the whole development being finished, a scheme to protect those early occupants from noise and vibration shall also be submitted to and approved in writing by the Local Planning Authority.

Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints and shall be available on site and their availability made known to all relevant parties.

No demolition/construction activities shall take place other than between 08.00 hours and 18.00 hours on Monday to Friday and between 08.00 hours and 13.00 hours on Saturday with no work on Sundays or Bank/Public Holidays.

A Construction Environmental Management Plan (CEMP) has been submitted and provides a detailed plan to manage the activities associated with the construction of the development approved under WA/36/26/PD.

This would meet all the requirements set out in condition 5, and will assist in minimising the disturbance to neighbouring occupiers and residents during the demolition and construction phase of the proposed development.

Should you require any further information in relation to this matter then please contact me.

Kind regards,

Rebecca Tier MRTPI

Principal Planner – Manorwood



