

Manorwood
Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

Date: 26th August 2026

Please ask for: Kathryn Welch

Tel: 01903 737789

Your Ref:

Our Ref: WA/59/26/DOC

Dear Mrs Tier,

Town & Country Planning Act 1990 (as amended)

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

Approval of details reserved by condition under WA/36/26/PD relating to condition 1- Contamination and 5- Construction and Environmental Management Plan (CEMP)

Choller House Farm Barnham Lane Walberton BN18 0AX

Notification regarding the above application:

Condition Number 1

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.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with paragraph 187 of the NPPF. This is required to be a pre-commencement condition because contaminants could be mobilised during the construction phase.

Decision:

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

Condition 1 is hereby partly approved.

Environmental Health have confirmed that the details submitted are acceptable and sufficient to discharge Parts 1 and 2 of the condition. Once a site-specific Remediation Strategy, including an options appraisal, has been produced, Part 3 can be discharged. Part 4 can only be discharged following verification of the works once they have been completed.

Please submit details in relation to Part 3 prior to the commencement of development.

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