

Mr S Davis
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dandara Southern Limited
Roman House
South Hampshire Industrial Park
Edlystone Road, Totton
Southampton SO40 3SA

13th July 2021

Dear Simon,

**Approval of details reserved by condition imposed under Y/44/17/OUT relating to condition 11-
contamination risk**

Stakers Farm, North End Road, Yapton, BN18 0DU

Please find enclosed a second application to discharge condition 11 of outline application Y/44/17/OUT. The Condition reads;

Prior to the commencement of development approved by this planning permission (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) 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.

Directors: P Baul; P S Ebbay; C R Hanson; J A Horne

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Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

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 D DM1 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.

Opportunity to address comments provided by the Council's Environmental Health Officers were not afforded during the previous application, those points are addressed in this subsequent application. Please find enclosed the requested Asbestos Survey and RAMS covering removal and additional gas and groundwater monitoring results.

I trust the condition can now be favourably determined, a timely decision would be much appreciated.

Yours Sincerely

Kate Little
Regional Planning Manager

