

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

15 January 2022

Dear Simon

Applicant: Dandara Ltd
Site: Land at Stakers Farm, North End Road, Yapton
Ref: Y/44/17/OUT
Proposal: Outline Planning Application for 70 No. residential dwellings including 30% affordable, public open space & associated landscaping. All matters to be reserved apart from Access

I am writing to you following our discussion relating to the above planning permission and in particular Conditions 11 and 13 of that permission.

Condition 11 requires full details of intrusive ground investigations to be undertaken to consider any possibility ground contamination. Should any contamination be found, the Condition then requires details of any remediation works to be submitted for approval. The ground investigation works have been undertaken and full details of the findings submitted to and approved in writing by the Council. Please refer to application reference Y/100/21/DOC and the associated decision notice confirming approval of the details dated 8 September 2021.

Condition 13 of the approval requires the submission of 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.

It is considered that Condition 13 would only requires the submission of a verification report, should contamination be found. The wording of that condition does not make that clear. However, it is clear from the approved ground investigation that the site was not contaminated and remediation was not required. As a result, remediation works are not required. It is therefore not possible to undertake a verification report that Condition 13 requests.

As no details can be provided in response to Condition 13, we ask that this letter is placed on the file to confirm that approval of detail is not required in response to Condition 13 as it is only of relevance should contamination have been found.

Please could we also request a response in writing that confirms that this is also your understanding and a copy of the correspondence placed on file alongside this letter.

We look forward to hearing from you.

Yours sincerely,



Peter Cleveland MRTPI
Partner, Head of Planning
Henry Adams LLP