

Vivid Design Studio Ltd
Paddock View
Calcot Mount Business Park
Calcot Lane
Curdrige
SO32 2BN

Date: 12th October 2021

Please ask for: Amy Myer
Tel: 01903 737776

Your Ref:

Our Ref: Y/128/21/DOC

Dear Mr Dudley,

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 ref Y/18/20/PL relating to Condition No 5 - contamination.

Land East of North End Road and West of Church Lane Nursery Yapton BN18 0GA

Notification regarding the above application:

Condition Number 5

Prior to the commencement of development, 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. As based on (a) Soils Ltd.'s Phase I Desk Study Report (ref 16612, dated Nov 2017); (b) Soils Ltd.'s Phase II Ground Investigation Report (ref 16612/GIR, dated Nov 2017); and (c) Soils Ltd.'s Soil Gas Risk Assessment letter report (ref 16615/SGRA, dated Feb 2018) - an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
2. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (1) are completed 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 then be implemented as approved.

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 QE SP1 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. It should be noted that this is a

modified version of the standard condition as the Council is satisfied that the standard initial two stages have already been satisfied.

Decision:

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

The discharge of this condition (5) which relates to land contamination is approved in accordance with the following documents:

- Orchard Nursery Options RMS (prepared by Soils Limited, dated 13th May 2021, ref:18935/RMSLR/RMS)
- Orchard Nursery RMS Validation Report (prepared by Soils Limited, dated 8th June 2021, ref:18935/RMSLR/RMSV)
- Orchard Nursery RMS Validation - Additional Report (prepared by Soils Limited, dated 1st September 2021, ref: 18935/RMSLR/Add)

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

Yours sincerely



Neil Crowther
Group Head of Planning