



David Easton
Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN18 5LF.

Reading
3rd Floor, Suite 3
Apex Plaza
Forbury Road
Reading RG1 1AX

25 January 2022

Our Ref: 34199/06

Planning Portal Ref: PP-10534559

Dear David,

Land at Bilsham Road, Yapton – Discharge of condition pursuant to application Y/91/17/OUT.

On behalf of our client Bilsham Road LLP ("the Applicant"), we write to formally submit details to discharge Conditions 28 and 30 (relating to contamination and remediation) of outline planning permission reference Y/91/17/OUT. Please note that we have also submitted an application for the approval of all reserved matters (Ref: Y/127/21/RES)

The specific documents and plans submitted are as follows:

Condition 28: Contamination

Condition 28 states:

"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. 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.

London

Birmingham

Manchester

Reading

Registered office: Holmes House, 4 Pear Place, London, SE1 8BT. Certified to ISO 9001 Nexus Planning Limited. Registered in England No 06471440.

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."

Condition 28 requires the submission of information which is provided in the documents below:

- » Phase 1 Geo-Environmental Desk Study (ref. BRD2693-OR1-B)
- » Phase 2 Geo-Environmental Ground Investigation (ref. BRD2693-OR2-C)
- » Phase 3 Site Investigation Report (ref. LP2231)

The submission of the above documents accords with the requirements set out in Condition 28 and therefore discharges that condition.

Condition 30: Verification Report

The Phase 3 Investigation Report submitted as part of discharging Condition 28 (see above) concludes that the culvert backfill and topsoil do not contain any significant contamination and, therefore, that no remedial measures are required. Given this conclusion, no remediation is necessary and accordingly, no remediation strategy / verification report is required / necessary to discharge Condition 30.

The required application fee [REDACTED] will be paid directly to the Planning Portal by the Applicant along with the [REDACTED] Planning Portal admin fee.

I trust this information is acceptable and that the application can be registered and validated without delay. If you have any questions on any of the information, please do not hesitate to contact either Mykena Mortimer – Davies or myself.

Yours sincerely,

[REDACTED]

Megan King
Planning Apprentice

[REDACTED]