

Crayfern Homes Ltd
Victoria House
14 St Johns Road
Hedge End
Southampton
SO304AB

Date: 3rd July 2019

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/21/19/DOC

Dear Mr Spratt,

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/49/18/PL relating to Condition No.6 Construction & Environment Management, No.7 contamination, No.9 surface water drainage, No.10 maintenance & management of surface water drainage, No.12 materials & finishes and No.16 surface water onto public highway.

Land East of North End Road Yapton BN18 0AG

Notification regarding the above application:

Condition Number 7

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.

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.

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 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.

Decision:

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

Environmental Health Officers have considered the submitted information (namely the following listed items) and following the submission of further information, have agreed that the condition can be discharged.

- Letter from Soils Ltd to Kevin Wawman of Crayfern Homes (23/02/18);
- "Phase 2 Ground Investigation Report" by Soils Ltd ref 16771/GIR;
- "Orchard Business Park - Summary of Soil-Gas Conditions";
- Letter from Soils Ltd to Kevin Wawman of Crayfern Homes regarding the Soil-Gas Risk Assessment that was undertaken (01/08/18);
- "Phase 1 Desk Study" by Soils Ltd ref 16671/DS (January 2018);
- Email from Paul Spratt (22/05/19 @ 11:31am);
- Email from Paul Spratt (09/05/19 @ 4.36pm);
- Email with attachments from Paul Spratt (07/05/19 @ 08:51am) and including comments by Soils Limited; and
- Email from Chris Swainston to Paul Spratt (16/04/19 @ 4:56pm).

Therefore, the condition is discharged in full.

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

Yours sincerely



Neil Crowther
Group Head of Planning