

Mr Olaf Christiansen
Padwick Builders Ltd
Unit 2 Dove House
The Sinnocks
West Chiltington
RH20 2JX

Date: 12th June 2025

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: Y/23/25/DOC

Dear Mr Christiansen,

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 reference
Y/41/23/PL(APP/C3810/W/23/3329367) relating to conditions 5 - surface water drainage scheme, 6 - contamination and 16 - site set-up.

4 Units The Old Coal Yard Yapton BN18 0DN

Notification regarding the above application:

Condition Number 6

Prior to commencement of the development hereby approved (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 (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways, and receptors; and potentially unacceptable risks arising from contamination at the site.
2. A 'Site Investigation Scheme', based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. Based on the 'Site Investigation Scheme' and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Decision:

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

This condition is part approved in so far as submission of details relates and refers to the following submitted information:

- Combined Geotechnical and Ground Contamination Risk Assessment Ref R15502 (dated 28/03/25)

- Remediation Strategy Ref R16632 (dated 03/04/25)

The development must be implemented in accordance with this information.

This part approval permits the commencement of works and discharge of parts 1-3, however requires further information pertaining to the last part of the condition (part 4) to be submitted to the LPA prior to occupation. This states: 'the scheme shall be implemented as approved above and, prior to occupation of any dwelling or part of the site (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority.' The Environmental Health Officer has concluded that Condition 6 cannot be fully discharged until a Verification Plan to provide details that works set out in part 3 are complete and identifies longer-term monitoring has been submitted. Once complete and approved by the Local Planning Authority, part 4 of the condition can be discharged at this time.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning