

Dandara Homes
Roman House
South Hampshire Industrial Park
Eddystone Road
Southampton
SO40 3SA

Date: 1st July 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/58/21/DOC

Dear Mr Pinkus,

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 Y/44/17/OUT relating to conditions 6-tree protection, 7-drainage strategy, 8-surface water drainage, 9-maintenance & management of SuDS system, 10-Construction Management Plan, 11-contamination risk, 12-high speed broadband & 25-decentralised & renewable low carbon energy source.

Stakers Farm North End Road Yapton BN18 0DU

Notification regarding the above application:

Condition Number 11

Prior to the commencement of development approved by this planning permission (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 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 D DM1 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 **REFUSE details reserved by condition for the following reasons:** You have submitted a Ground Investigation Interpretive Report ref A112666 (28/05/19) by WYG Group Ltd. Our Environmental Health Officers have assessed the submission and whilst they find the document to be predominantly satisfactory, recommendations are made within in relation to provision of an asbestos survey of the on-site (and where appropriate, adjacent) buildings, additional ground gas monitoring and groundwater monitoring. These do not appear to have been provided. In addition, the aforementioned report was published over two years ago and therefore provision of up-to-date data for the more variable components of this report are required.

It is acknowledged that this consultation responses was only received on 28/06/21 but with the application expiring on 01/07/21, there was no time to seek further information within the application timescale.

Therefore, the condition is refused and you will need to make a revised submission.

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' with a flourish, followed by a period.

Neil Crowther
Group Head of Planning