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Plainview Planning Ltd  
Clarendon House  
42 Clarence Street  
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GL50 3PL

**Your Ref:** Y/76/17/DOC

**Please ask for:**

Mr S Davis

05 January 2018

Dear Mr Raymond Cole

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**  
**Approval of details reserved by conditions imposed under Y/22/14 relating to Conditions 9: Secure cycle spaces, 11: Construction Management Plan, 12: Reptile Survey & Mitigation, 14: Ecological Enhancement Scheme, 15: Risk Assessment, Site investigation scheme, options appraisal & remediation strategy plus verification plan providing details of data for long term monitoring.**  
**Land At Kings Close Yapton,,**

Notification regarding the above application:

**Condition Number 15**

*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; and*
  - \* 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.*

**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 District Local Plan policy GEN7.*

**Decision:**

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

The submitted Remediation Summary (ref G6308 02/11/17) has been reviewed by the Councils Environmental Health Officers and is considered to be acceptable. This condition is therefore discharged insofar as the details relate. Verification reports are awaited in respect of conditions 16 and 17.

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