Adur District Council

Planning, Regeneration and Wellbeing

Mrs Charlotte Larco
43A Mercers Road
LONDON
N19 4PP

Date: 5 January 2012

Yr Ref:
My Ref: ADC/0163/10 and ADC/0445/10

Dear Mrs Larco,

South of 'Overstrand', Shopsdam Road, Lancing: Proposed detached house: Details pursuant to conditions of ADC/0163/10 (as amended by ADC/0445/10)

I refer to your application of 19 December 2011 for approval of details under conditions and your subsequent email of 26 December with further plans.

Condition 02 (walls and fences)

Details awaited from you, but I am agreeable to the period for submission being pre-occupation rather than pre-commencement of development.

Condition 03 (construction surfacing details of parking)

Details awaited from you prior to occupation of the dwelling.

Condition 04 (contractors temporary parking/storage arrangements)

Plan 1117-PA-200A is hereby approved.

Condition 05 (contractors temporary wheel-cleaning arrangements)

Your Wheel-cleaning facility Statement is approved.

Condition 06 (hard and soft landscaping)

Details awaited from you prior to occupation of the dwelling.

Condition 07 (external materials for building)

Details awaited from you prior to commencement of building work.

Condition 09 (floor level details)

The levels shown on plans 1117-PA100A, T-101A and T-102A are hereby approved, being respectively 3.4m AOD (basement), 6.1m AOD (first floor) and 8.8m AOD (second floor), plus the ramp levels shown on 100A and 101A.

Condition 11 (waste storage)

Details awaited from you prior to occupation.

Condition 12 (drainage)

Details awaited from you prior to commencement of building work.

Condition 13 (contamination)

Having consulted the Council's EHO and also the Environment Agency, a contamination investigation is not required after all. It appears that the condition should have been worded as a precautionary one stating:-

> *If, during development, any visibly contaminated or odorous material (for example asbestos-containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.*

Clearly, I can not substitute the above condition for the one actually imposed without a further application but I am agreeable not to require a contamination investigation provided the developer abides by the above, less onerous, requirement.

However, there is a further issue in this regard as the Environment Agency's consultation reply (see attachment to my accompanying email) states that the site lies on a sensitive groundwater area and that pollution prevention precautions are needed to be taken by the developer. You refer in your latest email of 3 January 2012 to proposed piling work and this could potentially affect the sensitive groundwater area.

Condition 14 (solar panels and frames)

Details awaited from you prior to their installation.

Condition 16 (balcony privacy screens)

Details awaited from you prior to occupation.

I trust the above answers your current enquiry and is sufficient to enable site clearance to and foundation work to commence (subject to compliance with the Building Regulations). However, no drainage installation work nor above ground building work must take place until details have been submitted and approved under conditions 07 and 12 above.

Yours sincerely,

Keith Morgan
Planning Services Manager
Tel: 01903 221406 (direct line) e-mail: keith.morgan@adur-worthing.gov.uk