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10 August 2023

Town and Country Planning Act 1990 (as amended)
Application for Details Reserved by Condition attached to Planning Approval: AW/DM/0323/19

Condition 5 – Ground Investigation
Condition 6 – Verification Report

Land South of West Street and West of Loose Lane Sompting West Sussex

Dear Peter,

Further to the above planning permission I am writing to submit the required documentation to discharge conditions 5 (Ground Investigation) and 6 (Verification) as follows:

- Completed application form;
- This covering letter;
- (1) 19 02 REC - West Sompting - Site Wide Phase I Desk Study 20612
- (2) 19 02 REC - West Sompting - Site Wide Phase II Geotechnical Investigation 20612
- (2) 20 02 Leap - West Sompting - Phase 1 Infiltration Testing LP2150
- (2) 20 03 Leap - West Sompting - Phase 1 Groundwater Winter Monitoring LP2150
- (2) 21 10 Ibex - West Sompting - Phase 2 and 3 Soakage Letter Report ICE0007
- (2) 22 04 Ibex - West Sompting - Phase 2 and 3 Groundwater Letter Report ICE0007
- (2) 22 06 Ibex - West Sompting - Phase 1 Basic Geotechnical Assessment (CBR & Soakage) ICE0007
- (3) 22 03 Ibex - West Sompting - Phase 3 Ground Appraisal Report ICE0007

The fee has been paid via the Planning Portal.

Please note that the investigations have been carried out across the whole site and accordingly the reports that have been prepared enable condition 5 to be discharged on a site wide basis. The contents of the reports are summarised below.

Please also note that the above labelling e.g. (1), (2), and (3) is to directly assist in relating each of the extensive site investigation reports undertaken on the site to the associated sub-conditions, however, further clarification and signposting is stated within this letter for ease of reference.

Condition 2 – Site Investigations

(1) A preliminary risk assessment

- **(1) 19 02 REC - West Sompting - Site Wide Phase I Desk Study 20612**
  - This report dated February 2019 covers all condition details as requested in Condition 5 (1).
  - This report recommended an intrusive Phase II investigation as well as ground gas monitoring.

(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.

- **(2) 19 02 REC - West Sompting - Site Wide Phase II Geotechnical Investigation 20612**
  - This report dated February 2019 addressed the recommendations of the Phase I desk study by undertaking an intrusive Phase II investigation survey.
  - Ground gas monitoring was also undertaken and indicated a CS-1 classification, meaning that gas protection measures are not necessary. The detailed risk assessment was updated accordingly and related to localised concentrations within the Made Ground of WS113 (see Condition 3 detail below).
- **(2) 20 02 Leap - West Sompting - Phase 1 Infiltration Testing LP2150**
- **(2) 20 03 Leap - West Sompting - Phase 1 Groundwater Winter Monitoring LP2150**
- **(2) 21 10 Ibex - West Sompting - Phase 2 and 3 Soakage Letter Report ICE0007**
- **(2) 22 04 Ibex - West Sompting - Phase 2 and 3 Groundwater Letter Report ICE0007**
- **(2) 22 06 Ibex - West Sompting - Phase 1 Basic Geotechnical Assessment (CBR and Soakage) I007**

(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.

- **(3) 22 03 Ibex - West Sompting - Phase 3 Ground Appraisal Report ICE0007**
  - Based on the results and findings of the investigation it was considered that remedial measures to protect future residential end users are not required. As such, no verification plan is required.

(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.

- See Condition 6 details below as a result of the report named "(3) 22 03 Ibex - West Sompting - Phase 3 Ground Appraisal Report ICE0007". Based on the results and findings of the investigation it was considered that remedial measures to protect future residential end users are not required. **As such, no verification plan is required.**

Condition 6 – Verification

No verification report is required based on the findings of the following reports:

- **(2) 19 02 REC - West Sompting - Site Wide Phase II Geotechnical Investigation 20612**
  - This report dated February 2019 recommended further investigation within the area of WS113 in order to determine the extent of localised PAH concentrations and requirements for localised remediation to protect end users in the area of exceedance.
- **(3) 22 03 Ibex - West Sompting - Phase 3 Ground Appraisal Report ICE0007**
  - This report dated March 2022 directly addressed the recommendations of the February 2019 report with a review of reports to date and further targeted intrusive site investigation and associated geochemical laboratory testing.
  - The analysis included metals, metalloids, inorganic compounds, TPH, PAH and asbestos screening. Laboratory testing demonstrated that all concentrations were below the respective thresholds, with no asbestos fibres detected.
  - Based on the results and findings of the investigation it was considered that remedial measures to protect future residential end users are not required. However, a discovery strategy (Section 5 of the report) is detailed to address the possibility of encountering unexpected ground conditions during the construction process and will be reported to the LPA EHO in the event that unforeseen contamination is encountered.

I trust the above is sufficient to allow conditions 5 and 6 to be discharged site wide.

Yours Sincerely

[redacted]

Maggie Williams
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