WORTHING BOROUGH COUNCIL

Oonagh Kerrigan
DHA Planning
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
Kent
ME14 3EN

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1162/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 26 (REMEDIATION DETAILS) OF APPLICATION AWDM/1979/19.

Location of Development
DEVELOPMENT SITE AT FORMER HM REVENUES AND CUSTOMS BARRINGTON ROAD WORTHING WEST SUSSEX

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
22/04/2024

SCHEDULE

Approved Date - 22/04/2024

26 No development within each phase, including any demolition, shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by the Local Planning Authority. This strategy will include the following components:

i). A preliminary risk assessment which has identified:

a. all previous uses;
b. potential contaminants associated with those uses;
c. a conceptual model of the site indicating sources, pathways and receptors; and
d. potentially unacceptable risks arising from contamination at the site.
e. provision for further investigations following demolition of the buildings on the site, in accordance with the recommendations of the Combined Geotechnical and Ground Contamination Risk Assessment by Ashdown Site Investigation Ltd. (Reference: R18-13236), submitted with this outline application.

ii). A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

iii). The results of the site investigation and the detailed risk assessment referred to in (ii) 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.

iv). A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented in accordance with the remediation strategy thereby approved unless the Local Planning Authority gives prior written approval for any variation.

Reason: *To minimise and manage risks associated with existing site contamination to prevent harm to human health and to protect the water environment including groundwater in accordance with paras 170, 178 - 180 of the National Planning Policy Framework 2019 and Saved Policy RES9 of the Worthing Local Plan 2003.*

Informatives / Notes to Applicant

01. Verification of Remediation

The applicant is reminded that condition 27 of Planning Permission AWDM/1979/19 requires the submission and approval of a verification report to confirm the completion of remediation works in accordance with the remediation strategy hereby approved, prior to the occupation of any phase of the development.

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
COVERING LETTER	OK/JAB/30884	16.08.2023
REMEDIATION STRATEGY	STV5959-R01-Rev_A	16.08.2023

Reason: *For the avoidance of doubt and in the interests of proper planning.*