WORTHING BOROUGH COUNCIL

Mr William Booth
Hyphen
3 Charlecote Mews
Staple Gardens
Winchester
SO23 8SR

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0762/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 3 (REMEDIATION STRATEGY), 4 (VERIFICATION REPORT), 11 (CONSTRUCTION MANAGEMENT PLAN), 12 (FIRE HYDRANTS) AND 16 (FLOOR LEVELS) OF APPLICATION AWDM/0510/22.

Location of Development
LAND AT FORMER CAR PARK DOMINION WAY 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.

GPeck

Gary Peck
Planning Services Manager
14/07/2023

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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SCHEDULE

Approved Date - 13/07/2023

3 No development approved by this planning permission 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:

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 results of the site investigation and the detailed risk assessment referred to in (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 the remediation strategy 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 written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: *This site is on Alluvium which overlies the Tarrant Chalk, these are designated secondary and principal aquifers respectively. It is also within a Source Protection Zone 1 for Southern Waters public water supply ay Northbrook. Therefore, groundwater is very sensitive to contamination and needs to be protected.*

Approved Date - 13/07/2023

4 Prior to any part of the permitted development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: *To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.*

Approved Date - 13/07/2023

11 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period.

The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction;
- the method of access and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;
- the storage of plant and materials used in construction of the development;
- the erection and maintenance of security hoarding;
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- details of public engagement both prior to and during construction works.

Reason: *In the interests of highway safety and the amenities of the area.*

Approved Date - 13/07/2023

12 Prior to the commencement of the development details showing the proposed location of the required fire hydrants shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. These approvals shall not be unreasonably withheld or delayed.

Reason: *To ensure adequate fire hydrant provision.*

Approved Date - 13/07/2023

16 No development or site works shall commence unless and until details of the finished floor levels of the buildings in relation to the existing ground levels, and details of any proposed earthworks including the excavation, levelling or mounding of land either across the site or adjacent to the site boundaries have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and constructed in accordance with the details approved under this condition.

Reason: *In the interests of amenity and the environment having regard to policy DM5 of the Worthing Local Plan.*

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
HYDROGEOLOGICAL & FOUNDATION WORKS ASSESSMENT		23.06.2023
CMP		30.05.2023
GROUND CONDITION ASSESSMENT		30.05.2023
PHASE 1 DESK STUDY (PART 1)	2073-21 / Final	30.05.2023
PHASE 1 DESK STUDY (PART 2)	2073-21 / Final	30.05.2023
SITE PLAN (FIRE HYDRANTS)	7515 A-002P10	30.05.2023
SITE PLAN (SERVICES)	7515 A-002P11	30.05.2023
SITE PLAN (FLOOR LEVELS)	7515 A-002P8	30.05.2023
SITE SERVICES PLAN	15618-21	30.05.2023

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