WORTHING BOROUGH COUNCIL

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TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0908/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (CONTAMINATION RISK ASSESSMENT) AND CONDITION 4 (NOISE MANAGEMENT PLAN) OF APPROVED APPLICATION AWDM/1597/22.

Location of Development
SAINSBURY SUPERMARKET LYONS FARM RETAIL PARK LYONS WAY WORTHING WEST SUSSEX

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

G Peck

Gary Peck
Planning Services Manager
23/08/2023

SCHEDULE

PARTIALLY Approved Date - 23/08/2023

3 Prior to commencement of the development hereby approved (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) above 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 above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the 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. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To minimise and manage any risks associated with any historic land contamination in accordance with saved policy RES9 of the Worthing local Plan 2003.*

Informatives / Notes to Applicant

01. The developer is advised that the requirements of condition 3 have been met only in respect of parts (1), (2), (3) and (4) and is subject to implementation of the scheme and the submission of the Verification Report as required by the condition.

Approved Date - 23/08/2023

4 No development shall take place until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority detailing the proposed use of the GOL distribution hub, identifying the main sources of noise and methods of controlling them. Thereafter the approved Plan shall be implemented and adhered at all times and updated when necessary. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

- Any noise complaints associated with these activities to be investigated and the Management Plan reviewed and updated if necessary;
- Rubberised wheels will be used for all trolleys;
- Smooth tarmac surface on all areas used by trolleys;
- Upon entry to the GOL distribution hub all drivers shall switch off reversing alarms and any audible warning devices;
- Delivery drivers will not have the vehicle radios turned on within the GOL distribution hub;
- Once the delivery vehicle has reversed into the GOL distribution hub the engine will be switched off as soon as reasonably practicable;
- Personnel radios will not be used in the GOL distribution hub;
- During loading/unloading operations all staff engaged in the delivery process will keep noise to a minimum as far as reasonably practicable.

Reason: *To safeguard the amenities of residential occupiers having regard to saved Local Plan policies RES7 and H18 and the National Planning Policy Framework.*

Plans Referred to in Consideration of this application:

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
COVER LETTER	Dated 27.06.23	28.06.2023
DESK STUDY & GROUND INVESTIGATION REPORT (Pts 1&2)	2303011.001.01	28.06.2023
NOISE MANAGEMENT PLAN	90904/NMP	28.06.2023

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