ADUR DISTRICT COUNCIL

Mr Stuart Goldsworthy-Trapp
Trinity Homes (UK) Ltd
Unit 11 Hargreaves Business Park
Hargreaves Road
Eastbourne
East Sussex
BN43 5QJ

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**APPLICATION NUMBER: AWDM/0626/25**

Details of Development
**APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (REMEDIATION STRATEGY), CONDITION 7 (CMP), CONDITION 9 (SURFACE WATER) AND CONDITION 10 (DRAINAGE) OF APPROVED APPLICATION AWDM/0092/25.**

Location of Development
**DEVELOPMENT SITE AT 12 TO 18 OLD SHOREHAM ROAD SHOREHAM-BY-SEA 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
Head of Planning & Development
18/02/2026

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
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## SCHEDULE

**Approved Date - 16/02/2026**

4 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 ensure any contamination risks are suitably identified and mitigated.*

**Approved Date - 16/02/2026**

7 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 - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's.
- 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,
- a commitment to no burning on site, 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.
- methods to control dust from the site.

**Reason**: *To ensure an adequate Construction Management Plan for the duration of the development.*

**Approved Date - 16/02/2026**

9 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

**Reason**: *To ensure an adequate surface water drainage scheme.*

**Approved Date - 16/02/2026**

10 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

**Reason**: *To ensure adequate maintenance of the surface water drainage system.*

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 |
|---|---|---|
| RESPONSE TO WSP COMMENTS | K2483 | 26.01.2026 |
| DRAINAGE STRATEGY REPORT | K2483_V2 03 | 16.12.2025 |
| DEMOLITION, CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN | | 12.06.2025 |
| CONSTRUCTION PHASE PLAN | VERSION 1 | 19.05.2025 |
| TRAFFIC MANAGEMENT PLAN | | 19.05.2025 |
| EXISTING SITE PLAN | 20.012.402 | 19.05.2025 |
| PROPOSED SITE PLAN | 20.012.521 B | 19.05.2025 |
| IMPERMEABLE AREAS HOUSE EXISTING - POST DEMO | DR-C-0521-P01 | 19.05.2025 |

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