Ref: P24-2313/SH/so
26 February 2025

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Planning Department
Adur & Worthing Borough Councils
The Shoreham Centre
Pond Road
Shoreham-by-Sea
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Dear Sir/Madam

Application to Discharge Condition 31 (CEMP) of Planning Permission AWDM/0056/22
Site: Former EDF Car Park, Southdownview Road, Worthing, BN14 8NH
Planning Portal Ref: PP-13792113

Please find attached our planning application on behalf of Shoreham Vehicle Auctions Ltd, which seeks to discharge conditions pertaining to application reference: AWDM/0056/22, approved by Adur & Worthing Councils on 9 February 2023. This application seeks to discharge condition 31.

The application comprises the following:

- This letter.
- Completed application form.
- Documents as set out below relevant to the condition.
- A fee of £145.00 has been paid separately.

<u>Condition 31 – CEMP</u>

In regard to a Construction Environment Management Plan (CEMP) the cited elements have been reassessed and have been provided by Ground & Water Consultants.

> *No development works other than site survey and investigation shall take place unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water which shall include the following components:*
>
> - *A Hydrogeological Risk Assessment shall be completed and this information shall be instilled within all required design reports and CEMP. This should not be a contaminated land report.*

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- *A Foundation Assessment and/or Piling Risk Assessment to address cross contamination, contamination, and turbidity issues. A piling methodology shall be agreed in consultation with Southern Water and no piling shall be permitted until turbidity water quality issues are fully mitigated.*
  The adopted piling methodology requires approval from Southern Water.
- *All other construction to take place at least 5 m above the water table. The Developer is advised that this will need to account for seasonal groundwater level fluctuation and winter peaks. The only method to accurately collect this data is continuously. At least one winter season should be monitored and this is defined as October to March of any given year.*
- *The CEMP to address turbidity impacts to the Chalk and contamination safeguarding. All mitigation and management plans should be included in this document.*

The development shall thereafter only be implemented in accordance with the agreed Construction Environmental Management Plan.

The following documents are submitted to discharge this condition:

Document	Reference	Revision	Date	Prepared by
PBA letter	212.5007/120225/1		12 February 2025	Paul Basham Associates
Hydrogeological Risk Assessment Report	GWPR6352/HRA/December 2024	V1.01		Ground & Water Consultants.

The Hydrogeological Risk Assessment concludes that CFA piling would be the best and acceptable option for this site and no detailed piling risk assessment is required.

We trust these details provide everything required to discharge these conditions, but please do not hesitate to contact me if you require any further information or have any queries.

Yours faithfully

[redacted]

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Enc

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