AWDM/0188/25 - Kingston Wharf,

Approval of Details Reserved by Condition 30 (Verification Report) for residential development area of approved application AWDM/0511/21 & AWDM/0204/20

Officer File Note

This application seeks approval of the verification undertaken of site remediation prior to occupation as required by condition 30, below.

> Prior to any phase of the development being occupied, or such other earlier time as may be agreed in writing under condition 3 (the phasing condition) of this permission, a verification report demonstrating the completion of works set out in the remediation strategy approved under condition 29, for that phase 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 requirements of the approved verification plan have been met, to prevent harm to human health and to protect the water environment including groundwater and the River Adur, in accordance with paras 170, 178 - 180 of the National Planning Policy Framework 2019, Policy 34 of the Adur Local Plan 2017 and Policies SH6 & SH7 of the Shoreham Harbour Joint Area Action Plan 2019.

Submission: Verification Report– residential phases A-C February 2025 A11514-1/1.0

Environmental Health (Public Health) 7th March 2025: There are no EH objections to this condition for the first phase being signed off

Summary

The submitted document covers the entirety of the residential area, which comprises the podium-built blocks A-C and associated curtilage. It confirms that previously approved remediation work has been completed. This is agreed by the Environmental Health officer and the residential area may therefore be occupied. Approval can now be issued.

An informative will remind the future developer of the commercial land, that a separate remediation/verification approval will be required when that site is developed; other than boundaries and riverside works, the commercial site is currently largely undeveloped.

SC 09-04-2025