Our Ref: JT/GM/96701

27 June 2023

Adur & Worthing Councils
Portland House
44 Richmond Road
Worthing
BN11 1HS

Dear Sir/Madam

SAINSBURY'S SUPERMARKETS LTD
DOWNLAND BUSINESS PARK, LYONS FARM, WORTHING, BN14 9LA
APPLICATION TO DISCHARGE CONDITIONS 3 and 4 OF PLANNING PERMISSION AWDM/1597/22
PLANNING PORTAL REFERENCE: PP-12258021

Introduction

Alder King Planning Consultants has been instructed by Sainsbury's Supermarkets Ltd to submit an application to discharge conditions 3 and 4 of planning permission: AWDM/1597/22.

The information provided supports the erection of a new groceries online (GOL) distribution hub at the Sainsbury's foodstore, accessible via Lyons Way off of the A27 within the Download Business Park. The information provides details of the contamination risk assessment and the noise management plan.

Condition 3

Condition 3 requires that a scheme dealing with the risks associated with the contamination of the site be submitted and agreed upon prior to the commencement of the development. We enclose a completed desk study and ground investigation report.

The report details a preliminary risk assessment based on a desk study of the site, an updated site conceptual model based on findings of a ground investigation, and general recommendations concerning ground engineering. No visual or olfactory evidence of significant contamination was noted during the ground investigation. Full details can be found in the attached report.

The attached report details the risks associated with contamination of the site and it is considered the attached demonstrates compliance with condition 3.

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27 June 2023

Worthing Borough Council

Condition 4

Condition 4 requires that a noise management plan be submitted detailing the proposed use of the GOL, identifying the main sources of noise, and methods of controlling them. We enclose a completed noise management plan relating to the site.

The plan details recommendations based on guidance and good practice to minimise the effects of noise impact on the store's neighbours based on national guidance. Full details of the recommendations which will be followed following the approval of the plan can be found within the noise management plan. It is considered that the attached plan which will be followed always, demonstrates compliance with condition 4.

Application Summary

The application consists of the following documentation:

- Completed application form;
- Desk Study and Ground Investigation Report;
- Noise Management Plan and
- AWDM/2213/21 Decision Notice.

We trust that the above is clear and we look forward to receiving notification that the application has been registered in due course.

Should you have any queries about any of the attached information, please do not hesitate to contact us.

Yours faithfully
for ALDER KING LLP

[redacted]

JAMES TARPY
Town Planner

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Enc(s) as above