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02 May 2023
Ref: SL/Let/P1667i

Dear Sir / Madam,

Ref: Application to Discharge Condition 20 pursuant to Planning Application reference: AWDM/1450/21 (Erection of two blocks of development ranging in height between 3 - 9 storeys comprising 159 residential units comprising a mix of 1- bed, 2- bed and 3-bed units (including a minimum of 30% of affordable housing), commercial (class E) floorspace at ground floor, and associated parking and landscaping) at the Land East of 1 to 11 Mercury House, Ham Road, Shoreham-by Sea, West Sussex.

The application has been submitted via the Planning Portal under reference **PP-12130185** and includes the application form, relevant documentation, and this covering letter.

The accompanying information is submitted to satisfy the discharge of Condition 20 for the Full Planning permission **(ref: AWDM/1450/21)** relevant to the former Civic Centre.

Condition 20- Remediation: Investigation and Scheme

A. 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:

    i. A remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

    ii. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (i) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any subsequent 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).

Managing Director
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B. 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.

Please find enclosed the following report produced by Omnia which has been submitted in support of the discharge of Condition 20.

- **A12064 Adur Civic Centre RMS (Issue 230428)**

Conclusion

We trust that this letter and accompanying documents can discharge Condition 20 as listed above, pursuant to Full Planning Permission **(ref: AWDM/1450/21)** at the Land East of 1 to 11 Mercury House, Ham Road, Shoreham-by Sea, West Sussex.

We look forward to receiving written confirmation of the discharge of this condition in the very near future.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Sam Sykes MRTPI
Associate Director