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

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Planning Department
Adur & Worthing Borough Councils
The Shoreham Centre
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Dear Sir/Madam

Application to Discharge Condition 21 (Contamination) of Planning Permission AWDM/0056/22
Site: Former EDF Car Park, Southdownview Road, Worthing, BN14 8NH
Planning Portal Ref: PP-13765872

Please find attached our planning application on behalf of Shoreham Vehicle Auctions Ltd, which seeks to discharge condition 21 pertaining to application reference: AWDM/0056/22, approved by Adur & Worthing Councils on 9 February 2023.

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.

Condition 21 - Contamination

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.*

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(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.

The following documents are submitted to discharge this condition:

Document	Reference	Revision	Date	Prepared by
Ground Condition Desk Top Study	J24-080-R01	Rev 1.0	December 2024	Gound Conditions Consultants
Phase I and II Geo-Environmental Assessment	UK20.5034	Issue 1	24 August 2020	EPS
Letter of Reliance			5 February 2025	EPS

We believe the approved Phase I and II Geo-Environmental Assessment dated 24 August 2020 is still relevant and provides sufficient information to address point 2 of this condition. A letter of reliance has been provided to support this. In addition, the GCC report ensures that this is up to date.

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We accept that criteria 4 of Condition 21 relates to post construction and therefore this application may result in the partial discharge (parts 1 – 3), and part 4 will need to be submitted on completion of the contamination works. However, we would be grateful if you could confirm this.

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



Suzanne Holloway BA (Hons) BTP MRTPI
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