From: Nadeem Shad <nadeem.shad@adur-worthing.gov.uk>
Sent: 10 April 2025 14:22:48 UTC+01:00
To: "Eve Hearsey" <eve.hearsey@adur-worthing.gov.uk>
Subject: Re: AWDM/0012/25 : 126 Old Shoreham Road : Conditions 3, 5, 7, 9, 10, 11, 12 13 of AWDM/0977/21

Hi Eve

Having taken a detailed look at this there is no information surrounding any soil testing for heavy metals/PAH's. All discussions appear to be on the ground conditions relating to the suitability of construction methods. Without soil testing for the above and/or any other potential contaminants related to previous ground uses contained in the Phase 1 Study, it is impossible to give comments. Therefore no condition can be discharged.

Regards
Nadeem

Nadeem Shad, CEnvH (he/him)
Team Leader Environmental Protection, Public Health & Regulation
01273 263303
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
http://www.adur-worthing.gov.uk/environmental-health/

On Wed, 9 Apr 2025 at 13:37, Eve Hearsey <eve.hearsey@adur-worthing.gov.uk> wrote:

> Hi Nadeem
>
> Is the attached document relating to 'Geotechnical Ground Investigation Report' the report that you required from your last consultation response dated 19.03.25?
>
> If so, does the information contained therein meet the requirements for Condition 5 CMP?
>
> Also do you want me to formally consult you on this?
>
> Kind regards
> Eve
>
> **Eve Hearsey**
> Planning Officer, Planning & Development
> 01903 221233
> Adur & Worthing Councils
> Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
> www.adur-worthing.gov.uk

---------- Forwarded message ---------
From: **alex@lightboxarchitecture.com** <alex@lightboxarchitecture.com>
Date: Thu, 27 Mar 2025 at 09:39
Subject: Fwd: AWDM/0012/25 : 126 Old Shoreham Road : Conditions 3, 5, 7, 9, 10, 11, 12 13 of AWDM/0977/21
To: Eve Hearsey <eve.hearsey@adur-worthing.gov.uk>

Dear Eve,

Please find attached the finalised Phase 2 report (the previously issued version was missing the appendices.

Kind Regards

> Begin forwarded message:
>
> **From:** "alex@lightboxarchitecture.com" <alex@lightboxarchitecture.com>
> **Subject: Fwd: AWDM/0012/25 : 126 Old Shoreham Road : Conditions 3, 5, 7, 9, 10, 11, 12 13 of AWDM/0977/21**
> **Date:** 25 March 2025 at 10:42:38 GMT
> **To:** Eve Hearsey <eve.hearsey@adur-worthing.gov.uk>
> **Cc:** contact@tlhomes.co.uk
>
> Dear Eve,
>
> Further to my email dated 6th March (copied below) please also find attached STM environmental report in relation to condition 3.
>
> This should mean that all issues raised are now covered. I look forward to hearing from you shortly.
>
> Kind Regards

Alex Beattie RIBA
Chartered Architect
Director Lightbox Architecture Limited

alex@lightboxarchitecture.com
www.lightboxarchitecture.com

+44 7754 093827 office
+44 7712 132600 mob

Our core studio hours for 2023 are Tuesday - Friday 0800-1800

Begin forwarded message:

From: "alex@lightboxarchitecture.com" <alex@lightboxarchitecture.com>
Subject: Re: AWDM/0012/25 : 126 Old Shoreham Road : Conditions 3, 5, 7, 9, 10, 11, 12 13 of AWDM/0977/21
Date: 6 March 2025 at 17:30:29 GMT
To: Eve Hearsey <eve.hearsey@adur-worthing.gov.uk>
Cc: TL Homes <contact@tlhomes.co.uk>

Dear Eve,

Thank you for your email. Having spoken with the applicant, please see my comments below in **RED** for brevity.

Please come back to me if you require further clarification.

Kind Regards

Alex Beattie RIBA
Chartered Architect
Director Lightbox Architecture Limited

alex@lightboxarchitecture.com
www.lightboxarchitecture.com

+44 7754 093827 office
+44 7712 132600 mob

On 4 Mar 2025, at 12:13, Eve Hearsey <eve.hearsey@adur-worthing.gov.uk> wrote:

Dear Mr Alex Beattie,

Further to our telephone conversation earlier, I write to inform you of the responses that have been received from consultees.

Environmental Health Public Health:

Condition 3
A Phase 1 Desk Study Report (ref.PH1-2024-000106, dated.18/12/2024) has been submitted. This identified previous land uses and/or incidents which may have resulted in the site being contaminated beyond the screening values of the intended land use as well as PSPPL's.Section 16.2 report recommends that intrusive investigations are undertaken in order to determine the presence and/or extent of contamination.

As further investigation has been recommended we are not in a position to recommend the discharge of the relevant planning
condition. We await the submission of the intrusive site investigation report. The report submitted with this application and any further
reports should also be forwarded to the Environment Agency for comment. **- Testing has all been completed we are awaiting the issue of report by consultant and will forward directly once recieved.**

Condition 5
The CMP does not contain any reference to the control of dust from the site, e.g. stockpiles Please can this be clarified. **- Water driven diamond cutters will be used for all cutting reducing dust on site.**

Condition 10
The proposed EV charging solution is considered acceptable. **- NOTED**

WSP
Drainage consultant
Condition 5
Following review of the submitted information, we have noted that insufficient information has been provided for the discharge of this condition.
The applicant should provide details of temporary surface water drainage arrangements and measures to ensure that there is no negative effect on flood risk or water quality within nearby surface water receptors.
We recommend that this condition is not discharged until updated information is received that addresses the above points

The site being flat any run off will be minimal. It is also the applicants intention to install the garden crates into the ground as the first job.
The existing tarmac driveway is being left in place as a hard standing during the works. When the oversight for the drainage and plots is carried out these areas will be lower than the surrounding areas as we have already tested the drainage on site and established it is ok water will naturally collect in the lower areas and drain from them containing the water on site.

Condition 7
We have noted that sufficient information has been provided to satisfy the wording of Condition 7 **- NOTED**

WSCC Highways

Condition 5
Having reviewed the submitted application plans and documents, there does not appear to be any information about the anticipated number, frequency and types of vehicles to be used during construction or the HGV construction traffic routings. The applicant is requested to submit these details for review.

Likely vehicle movements are as follows:
- Grab lorry, 6 wheel 12 ton load capacity 32ton loaded - 2 per day 3 or 4 days a week for the first 3 weeks reducing to once a week for 6 months removing waste and delivering gravels / sand and ballast.

- Standard concrete trucks, 28 ton 9m long - total of 6 over 2 days not sure on exact dates as of yet. Likely between weeks 4-12.
- Flatbed Builders Merchant lorry, 24 ton loaded 11m long - 1 per day once a week for the first 4 weeks then 3 times a week from week 4-12 back and down to once a week for weeks 12 -24.
Skip truck, 16t lorry 8m long. From weeks 1-24 will be 2 per week carrying a 10 yard skip
Standard box delivery van, 7.5t From weeks 12-24 3 deliveries per week.
Note that all deliveries can remain on the hard standing that was and is the existing tarmac driveway that is being retained for the works. This means there will be no requirement for wheel washing on site.

Condition 9
The applicant has submitted a site plan and materials demonstrating the location and details of bike sheds to be used for the storage of bicycles. The LHA are satisfied with the details provided in regards to this condition **- NOTED**

Condition 10
The applicant has submitted a site plan demonstrating the location of the proposed EV charging points to serve the parking area to the rear of the site. Details and specifications of the proposed EV charging point are outlined in the Materials Schedule document. The LHA are satisfied with the details provided in regards to this condition. **- NOTED**

Southern Water:

Condition 7
No objection to the discharge of the condition **- NOTED**

Kind regards
Eve

Eve Hearsey
Planning Officer, Planning & Development

01903 221233
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
www.adur-worthing.gov.uk

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