WORTHING BOROUGH COUNCIL

Mrs Suzanne Holloway
Vail Williams LLP
4 Peveril Court
6-8 London Road
CRAWLEY
RH10 8JE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0259/25

Details of Development
PARTIAL APPROVAL OF DETAILS RESERVED BY CONDITION 21 (CONTAMINATION) OF APPLICATION AWDM/0056/22.

Location of Development
FORMER EDF CAR PARK SOUTHDOWNVIEW ROAD WORTHING WEST SUSSEX

The Authority has considered your application, and I can confirm the following condition(s) have been **PARTIALLY APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Head of Planning & Development
28/04/2025

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
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SCHEDULE

Approved Date - 28/04/2025

21 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.

(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.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and saved policy RES9 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. The applicant is advised that the condition is partially approved in order to implement the approved scheme. 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 to fully approve the condition.

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	**Version**	**Date Rec**
SUPPORTING COVER LETTER	P24-2313/SH/so	27.02.2025
GROUND CONDITION DESK TOP SURVEY	REV 1.0 PART 1	27.02.2025
GROUND CONDITION DESK TOP SURVEY	REV 1.0 PART 2	27.02.2025
RELIANCE AGREEMENT		27.02.2025
PHASE I & II GEA	PART 1	27.02.2025
PHASE I & II GEA	PART 2	27.02.2025
EPS EMAIL		15.04.2025
FASTRACK 609 ORANGE PRODUCT SHEET		14.04.2025

Reason: *For the avoidance of doubt and in the interests of proper planning.*