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44 Richmond Road,
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30 January 2024
Ref: MS/Let/P1702iv

Dear Sir/ Madam

**Discharge of Conditions: Application for the Discharge of Condition 11 and 12 Pursuant to Application Reference AWDM/1459/21 (Full Planning Application for the Demolition of Existing Structures, Partial Removal of Boundary Walls and the Construction of a Residential Development Spread Across 5 Blocks with Associated Access, Parking, Open Space and Landscaping) at Land at Former Gas Works Site, Park Road, Worthing, West Sussex.**

This application has been submitted online via the Planning Portal under reference PP-12767180 and includes the application form, relevant documentation, and this covering letter.

Please find enclosed details submitted to discharge Conditions pursuant to Application Reference AWDM/1459/21 at Land at Former Gas Works Site, Park Road, Worthing, West Sussex as highlighted below.

This application relates to the submission of information pursuant to the discharge of Condition 11 (Odour Management Plan) and 12 (Remediation Communication Strategy) only.

## Condition 11 (Odour Management Plan)

Condition 11 wording is as follows:

*No development shall take place, including any works of demolition, until an Odour Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Odour Management Plan shall include the following:*

*i) A risk assessment to identify potential sources of vapours and odour and how it may be released;*

*ii) Identification of the most sensitive receptors, both residential and commercial, where assessment and monitoring of vapours and odours will be undertaken by an independent consultant before commencement of works (to establish baseline conditions) and as work progresses;*

*iii) A suitable and efficient means of monitoring and suppressing vapours and odours, including where necessary the use of suppressants, deodorising agents and adequate containment including the use of a fully enclosed system where appropriate and/or other*

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*best practice techniques so as to prevent nuisance. The Plan shall have regard to the Environment Agency H4 Odour Management (2011) and the IAQM Guidance on the assessment of odour for planning 2018. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period.*

The submitted Odour Management Plan prepared by Ramboll UK Limited is considered to provide the information required to fully discharge Condition 11 pursuant to AWDM/1459/21.

## Condition 12 (Remediation Communication Strategy)

Condition 12 wording is as follows:

*Prior to the removal of structures from the site, demolition, remediation or commencement of development, a Communications Strategy shall be submitted to and approved in writing by the Local Authority. This shall include measures for communication with people in the local area, to be undertaken by a communications specialist during the site clearance, remediation and construction phases of the development. The Communications Strategy shall thereafter be fully implemented and adhered to for the full duration of the site clearance, remediation and construction phases of the development.*

The submitted Remediation Communication Strategy prepared by Berkeley Homes (Southern) Limited is considered to provide the information required to fully discharge Condition 12 pursuant to AWDM/1459/21.

## Conclusion

We look forward to receiving written confirmation of the discharge of these conditions 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
**Director**