WORTHING BOROUGH COUNCIL

Mr Tony Rogers
Tony Rogers Building Consultants
40 Dawn Crescent
Upper Beeding
BN44 3WH

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1012/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (FRONT ELEVATION DETAIL) & PART APPROVAL OF CONDITION 5 (CONTAMINATION) OF APPLICATION NO AWDM/1943/22

Location of Development
153B PARK ROAD WORTHING WEST SUSSEX BN11 2AL

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

G Peck

Gary Peck
Planning Services Manager
29/09/2023

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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SCHEDULE

Approved Date - 28/09/2023

3 Prior to any development works commencing on site details of a revised design of the proposed alteration to the ground floor front elevation at a scale of 1:20 or smaller shall be submitted in writing for approval. Only such details as approved shall thereafter be implemented.

Reason: *The proposed elevation detail as submitted fails to take advantage of the opportunity to exploit the distinctive identity of the building and a revised design is necessary in order to enhance its appearance and make a positive contribution to local character in accordance with policy 16 of the Worthing Core Strategy.*

Approved Date - 28/09/2023

5 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, saved policy RES9 of the Worthing Local Plan and policy DM22 of the modified Submisson Local Plan.*

Informatives / Notes to Applicant

01. This is a reminder that condition 5 is only in part approved.

The original condition, No. 5 of AWDM/1943/22 requires that:

a Verification Report must be submitted in writing to the Local Planning Authority, and approved, prior to occupation as a dwelling. The report must demonstrate completion of the works set out in the remediation strategy hereby approved outlining the effectiveness of the remediation. 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.

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
LOCATION PLAN		19.07.2023

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