ADUR DISTRICT COUNCIL

Mr George Morris
Carless & Adams Ltd
6 Progress Business Centre
Whittle Parkway
Bath Road
Slough
SL1 6DQ

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1326/21

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS: CONDITION 11 DETAILS OF CONTAMINATED LAND REPORT; CONDITION 13 DETAILS OF WATER DRAINAGE OF APPLICATION AWDM/1217/20.

Location of Development
DEVELOPMENT SITE AT 85 TO 89 BRIGHTON ROAD LANCING WEST SUSSEX

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.

GPeck

Gary Peck
Head of Planning & Development
14/11/2025

SCHEDULE

Approved Date - 14/11/2025

11 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:-
- o all previous uses;
- o potential contaminants associated with those uses;
- o a conceptual model of the site indicating sources, pathways and receptors; and
- o 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 policies 34 and 35 of the Adur Local Plan.*

Approved Date - 31/01/2023

13 The development hereby permitted shall not be commenced until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

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
EXISTING & PROPOSED SITE PLAN	Appendix A	10.11.2022
DRAINAGE STRATEGY & SUDS APPRAISAL July 2020	Appendix B	10.11.2022
PROPOSED IMPERMEABLE AREAS	Appendix C Rev A	10.11.2022
SOUTHERN WATER RECORDS	Appendix D	10.11.2022
SuDS CALCULATIONS	Appendix E Rev B	10.11.2022
DRAINAGE LAYOUT & DETAILS	Appendix F Rev B	10.11.2022
SITE INVESTIGATIONS REPORT	Appendix G	10.11.2022
AQUACELL CORE SPECIFICATION	Appendix H	10.11.2022
FOUL & SURFACE WATER DRAINAGE STRATEGY November 2022	CE3054 Rev B	10.11.2022
SOIL REMEDIATION		29.10.2025
TOPSOIL REPORT	TOHA/25/1641/1/SS/ Jan	29.10.2025
WAC TESTS & CERTIFICATIONS		10.01.2023
MUCK AWAY TICKETS		05.11.2025

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

Ref: AWDM/1326/21