

Development Control Team
Adur District Council
The Shoreham Centre
Pond Road
Shoreham by Sea
BN43 5WU

16 September 2026

Subject: 77 Marlborough Road, Lancing, BN15 8UF – AWDM/0525/26 – Condition 5

Dear Sir/Madam,

This letter is submitted in respect of an application for approval of details required under planning conditions number 5 of planning permission AWDM/0525/26.

This letter should be read in conjunction with the following document:

- Project 77 – Geotechnical and Quantitative Ground Contamination Risk Assessment Report P17891 R17289 (*Note this has been submitted in two parts*)
- STM Environmental – Phase 1 Report – 77 Marlborough Road – FINAL (*Note this has been submitted in two parts*)

Background:

Planning permission AWDM/0525/26 was granted planning permission on 21 July 2026. The permission was for *“Demolition of the existing single-storey industrial unit and redevelopment to provide two-storey industrial building (Use Class E(g)(iii)) comprising production, assembly, operational, ancillary storage and logistics space at ground floor with ancillary office, welfare and administrative accommodation at first floor, together with associated access, car parking and cycle parking”*.

The permission was subject to conditions, of which condition number 5 which relates to dealing with the risks associated with contamination of the site.

Compliance with Condition 5

Part (1) – Preliminary Risk Assessment

A preliminary contaminated land risk assessment was previously undertaken by STM Environmental Ltd and formed part of the planning application submission. The assessment identified historical site uses, potential contaminant sources, pathways and receptors, and established a preliminary conceptual site model. This work informed the intrusive investigation subsequently undertaken.

Part (2) – Site Investigation Scheme and Investigation

The accompanying report documents the intrusive site investigation undertaken by Ashdown Site Investigation Ltd, including borehole investigation, contamination testing, groundwater monitoring and ground gas monitoring. The investigation was specifically designed to assess the potential contamination risks identified within the preliminary assessment and to provide a detailed assessment of risks to all relevant receptors, including controlled waters.

Part (3) – Detailed Risk Assessment and Remediation Strategy

The submitted report contains a quantitative contamination risk assessment and concludes that the site does not contain contaminants at concentrations that would pose an unacceptable risk to human health, controlled waters, property or the wider environment. The report further concludes:

"No remedial measures or further contamination risk assessment works are considered to be necessary."

As no unacceptable contamination risks have been identified, no remediation strategy or options appraisal is required.

The report identifies isolated fragments of chrysotile asbestos cement at ground surface and recommends their removal, together with any asbestos-containing materials identified within the existing building fabric, in accordance with the relevant legislation prior to demolition. The report nevertheless concludes that no contamination remediation strategy is required and that no unacceptable contamination risks remain. Accordingly, no remediation strategy or verification plan is considered necessary under Condition 5.

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Part (4) – Verification Plan

As the site investigation and risk assessment have demonstrated that remediation is not required, there are no remediation works requiring verification. Consequently, a verification plan, long-term monitoring programme, maintenance requirements, or contingency measures are not considered necessary.

The report does, however, include a discovery strategy setting out procedures to be followed should any previously unidentified contamination be encountered during demolition or construction works.

Conclusion

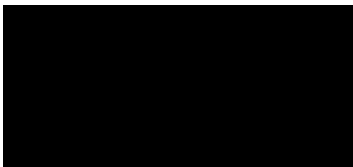
The enclosed reports demonstrates that the contamination risks associated with the site have been appropriately investigated and assessed in accordance with Condition 5.

The submitted information satisfies the requirements of Parts (1), (2), (3) and (4) of Condition 5.

Accordingly, we respectfully request that Condition 5 of planning permission AWDM/0525/26 be discharged.

Should the Local Planning Authority require any further information, please do not hesitate to contact me.

Yours faithfully,



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