WORTHING BOROUGH COUNCIL

Mr Sam Sykes
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0105/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS: CONDITION 9 (I-IV) (CONTAMINATION INVESTIGATION AND SCHEME) AND CONDITION 15 (CONSTRUCTION MANAGEMENT PLAN) OF APPROVED APPLICATION AWDM/1459/21.

Location of Development
LAND AT FORMER GAS WORKS SITE PARK ROAD WORTHING 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
Planning Services Manager
21/05/2024

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 21/05/2024

9 No development shall take place, including any works of demolition, (unless otherwise agreed in writing by the Local Planning Authority) until 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 in consultation with the Environment Agency:

i) 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.

ii) A site investigation scheme, based on (i) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal, a detailed Remediation Method Statement (RMS) giving full details of the remediation measures required and a Remediation Implementation Plan (RIP). The RIP shall detail how the RMS will be implemented and incorporate strategies detailed within the approved Odour Management Plan. A Materials Management Plan (MMP) written in accordance with the CL:aire DoWCoP should also be provided.

iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) 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 in accordance with the approved details i)-iv) unless otherwise agreed in writing by the Local Planning Authority.

v) Prior to the occupation of the site (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 minimise and manage risks associated with existing site contamination to prevent harm to human health or nuisance and to protect the*

water environment including groundwater in accordance with paras 183 - 185 of the NPPF, 2021 and Saved Policies RES7 & RES9 of the Worthing Local Plan 2003.

Approved Date - 21/05/2024

15 No development shall take place, including any works of demolition, site remediation or preparatory works associated with the development until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

a) the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's;
b) the method of access and routing of vehicles during construction;
c) the parking of vehicles by site operatives and visitors;
d) the loading and unloading of plant, materials and waste, including use of a banksman as appropriate;
e) the location of any site compound, office, welfare facilities;
f) the location of storage of plant and materials used in construction of the development;
g) the erection and maintenance of security hoarding and gates, which shall include out-of-hours contact information for site management and images of the approved development;
h) site lighting, including measures to minimise light nuisance;
i) a commitment to no burning on site;
j) the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
k) details of public engagement both prior to and during construction works to advise residents and workers of neighbouring land of works and possible emissions and noise from the scheme during remediation work;
l) a register of complaints received and response/action taken should be maintained and the Construction Management Plan reviewed and updated if necessary;
m) methods to control dust and fumes from the site, including from engines;
n) methods to manage the impact or noisy activities;
o) construction waste management strategy;
p) best practical means in accordance with British Standard Code of Practice BS5228:2009+A1:2014 to be employed at all times to minimise the emission of noise and dust from the site;
q) details of how vehicles transporting contaminated waste that leave the site (including wheel washing and covering of loads) will be managed to prevent any contaminants from entering the environment.

Reason: *To minimise and manage risks associated with existing site contamination to prevent harm to human health or nuisance and to protect the water environment including groundwater. In the interests of highway safety and the amenities of the area, to minimise traffic generated by the development and*

noise and pollution during the construction phase in accordance with Policy 16 of the Worthing Borough Council Core Strategy 2011 and paras 183 - 185 of the NPPF, 2021 and Saved Policies RES7 & RES9 of the Worthing Local Plan 2003.

Informatives / Notes to Applicant

01. Condition 9 - Remediation (i-iv only).
The applicant is reminded that this approval relates only to parts i) - iv) of this condition and that a Verification Report must be submitted to and agreed in writing by the Local Planning Authority, as required by Condition 9 v), prior to the occupation of the development.

02. Consideration of Neighbours
It is noted that the Construction Management Plan includes communication and liaison with neighbours. The Local Planning Authority recommends that this is undertaken as early as possible before the commencement of development and on an ongoing basis thereafter during the development works' period In particular, given the location of the site offices, welfare, storage and parking, that particular care is taken to minimise any nuisance to neighbours alongside the site boundaries, with particular regard to noise, lighting, dust, fumes and impacts on privacy. Reasonable steps and ongoing management should be taken to minimise these risks.

03. Hoardings
The appearance and maintenance of hoardings in this prominent location is of great importance. The applicant should contact the Place and Economy Team at Worthing Borough Council, in order to agree the appearance and content of hoardings, where these are visible to the public, in particular to include images of the development, associated information and a good standard of appearance for the duration of the development. Please contact: Place Brand & Partnerships Manager, Place & Economy Team, Worthing Town Hall, Chapel Road, Worthing BN11 1 HS (01903 221201).

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
CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN - by Berkeley Homes	v0.5 March 2024	26.03.2024
BASELINE MONITORING REPORT & MNA ASSESSMENT - by Ramboll UK	Issue 02 21st Feb 2023	23.01.2024
DETAILED QUANTITATIVE RISK ASSESSMENT - by Ramboll UK	Issue 02 25th Feb 2021	23.01.2024

Reference/Drawing Number	Version	Date Rec
GROUND CONTAMINATION INTERPRETIVE REPORT - by Ramboll UK	Issue 02 25th Feb 2021	23.01.2024
NON-TECHNICAL SUMMARY NOTE NTN1620013887_03 - by Ramboll UK	12th November 2023	23.01.2024
PRELIMINARY RISK ASSESSMENT - by Ramboll UK	Issue 04 17th Nov 2023	23.01.2024
TECHNICAL NOTE (Remediation Addendum) - by Ramboll UK	Issue 01 17th Nov 2023	23.01.2024
REMEDIATION OPTIONS APPRAISAL & OUTLINE REMEDIATION STRATEGY - Ramboll UK	Issue 17th Jan 2024	23.01.2024

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