WORTHING BOROUGH COUNCIL

Mr Sam Sykes
ECE Planning Limited
64-68 Brighton Road
Worthing
BN112EN

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0140/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 11 (ODOUR MANAGEMENT PLAN) AND CONDITION 12 (REMEDIATION COMMUNICATIONS STRATEGY) 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.

G Peck

Gary Peck
Planning Services Manager
21/05/2024

SCHEDULE

Approved Date - 21/05/2024

11 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 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.

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

12 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.

Reason: *To ensure effective communication and management of remediation works in the interests of neighbouring amenity and 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.*

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
ODOUR MANAGEMENT PLAN	1620013887-004 Issue 2.0	30.01.2024
COMMUNICATIONS STRATEGY	January 2024	30.01.2024

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