From: Nadeem Shad <nadeem.shad@adur-worthing.gov.uk>
Sent: 15 April 2025 11:04:20 UTC+01:00
To: "Eve Hearsey" <eve.hearsey@adur-worthing.gov.uk>
Subject: Re: AWDM/0012/25 : 126 Upper Shoreham Road

Hi Eve,

We hadn't seen the Phase 3 report until now.

The remedial options contained in section 6.3 and 6.4 appear acceptable. We cannot agree the discharge of Condition 3 until a verification report has been completed and submitted as per 3(d).

Regards
Nadeem

Nadeem Shad, CEnvH (he/him)
Team Leader Environmental Protection, Public Health & Regulation
01273 263303
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
http://www.adur-worthing.gov.uk/environmental-health/

On Tue, 15 Apr 2025 at 10:01, Eve Hearsey <eve.hearsey@adur-worthing.gov.uk> wrote:

> Morning Nadeem
>
> Please find attached response regarding the condition for AWDM/0012/25 and the associated reports.
> I would be pleased if you would view the documents and respond accordingly.
>
> Kind regards
> Eve
>
> **Eve Hearsey**
> Planning Officer, Planning & Development
> 01903 221233
> Adur & Worthing Councils
> Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
> www.adur-worthing.gov.uk



---------- Forwarded message ---------
From: **alex@lightboxarchitecture.com** <alex@lightboxarchitecture.com>
Date: Fri, 11 Apr 2025 at 16:24
Subject: Re: AWDM/0012/25 : 126 Upper Shoreham Road
To: Eve Hearsey <eve.hearsey@adur-worthing.gov.uk>
Cc: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Hi Eve,

I have spoken with STM environmental who have said the following :

"Having had a read through their comments, it appears that they have read a copy of the Geotechnical Report, and not the separate Phase 2 and Remediation Strategy?

I've attached the relevant documents to this email, it includes all of the testing for Heavy Metals and PAHs which they're after, so everything should be covered."

Perhaps Environmental Health would like to review the information again.

Regards

Alex Beattie RIBA
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Our core studio hours for 2023 are Tuesday - Friday 0800-1800

> On 11 Apr 2025, at 13:16, Eve Hearsey <eve.hearsey@adur-worthing.gov.uk> wrote:

Condition 3 Risk Assessment
Condition 5 Construction Management Plan
Condition 7 Surface Water Drainage
Condition 9 Cycle Parking
Condition 10 EV Charging
Condition 11 Materials
Condition 12 Fencing
Condition 13 Refuse Storage

EHPublic Health Response 19th March 25

Regarding the CMP (Condition 5) we recommend damping down stockpiles of dusty materials to reduce wind whipping and sust issues off site.
We await the intrusive site testing report before making comments in relation to potential land contamination.

10.04.2025 - Comments on latest document - **"Having taken a detailed look at this item there is no information surrounding any soil testing for heavy metals/PAH's. All discussions appear to be on the ground conditions relating to the suitability of construction methods. Without soil testing for the above and/or any other potential contaminants related to previous ground uses contained in the Phase 1 Study, it is impossible to give comments. Therefore no condition can be discharged."**

WSP Response 21st March 2025
Following a review of the updated information regarding Condition 3, we note that the provided information regarding flood risk, water quality, and drainage is limited. However, we also note that:

- The site ifr flat, therefore reducing the risk of surface water runoff causing an increased flood risk to others.
- There are no surface water receptors within the vicinity of the site, therefore reducing the risk of contamination.
- Groundwater levels are low, and the site is not underlain by a source protection zone, therefore reducing the risk of contamination.
- The existing drainage on site appears to be in poor condition but surface water will likely infiltrate into the ground.

Based on the above, we recommend the discharge of Condition 3.

WSCC Highways Response 25th March 2025
Condition 3 - Risk Assessment
No highway comments.

Condition 5 - Construction Management Plan
The applicant has submitted additional information regarding the anticipated number, frequency and types of vehicles to be used during construction. **This has been reviewed and the LHA are satisfied with the details provided in regards to Condition 5.**

Condition 7 - Surface Water Drainage
No highway comments

Condition 9 - Cycle Parking
The applicant has submitted a site plan and materials schedule demonstrating the location and details of bike sheds to be used for the storage of bicycles. **The LHA are satisfied with the details provided in regards to Condition 9.**

Condition 10 - EV Charging
The applicant has submitted a site plan demonstrating the location of the proposed EV charging points to serve the parking area to the rear of the site. Details and specifications of the proposed EV charging point are outlined in the Materials Schedule document. **The LHA are satisfied with the details provided in regards to Condition 10.**

Condition 11 - Materials
No highway comments

Condition 12 - Fencing
No highway comments

Condition 13 - Refuse Storage
No highway comments

Condition 11 Materials

Materials appear acceptable other than the use of the shown concrete tile for roofs and vertical hanging. Suggest Redland Plain Concrete Tile, colour Antique Red. This tile will match the neighbouring property and will thereby link well in the street scene.
If this is acceptable, please email me a revised schedule for our records.

I trust the above information is of assistance to you.

Kind regards
Eve

Eve Hearsey
Planning Officer, Planning & Development
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