PRICE&MYERS

Worthing College

Reserved Matters Application & Discharge of Conditions Precedent:

Information Relating to Discharge of Condition 14 - Contamination of Ground

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Introduction

This report contains information that should be sufficient to discharge condition 14 of the Reserved Matters Application, which relates to contamination of the ground on the site at Worthing College.

Wording of Condition 14

"Prior to the commencement of development within each phase approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority:

a) A Desk Study identifying:

- all previous uses
- potential contaminants associated with those uses
- a Conceptual Model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

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

c) The results of the site investigation and risk assessment (b) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.

d) A verification report on completion of the works set out in (c) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

Any changes to these agreed elements require the express consent of the Local Planning Authority.

The applicant should be advised that this condition is sequential and may be discharged at any stage a) - d)."

Discharge of Condition 14

The appended extracts from the following documents address the condition above as follows:

Jacobs Geo-Environmental Desk Study (ref B0585400):

- Pages 4-5, "Historic Land Use" section addresses all previous uses of the site.
- Pages 7-8, Section 6.2 "Environmental" addresses the potential contaminants associated with previous uses of the site.
- Page 8, Section 6.3 "Conceptual Model" contains the conceptual model of the site.
- Any potentially unacceptable risks arising from contamination at the site are also covered in the above sections.

Albury SI Site Investigation Report (ref 08/8540/KJC):

- Pages 12-13, Section 7.0 "Contamination", along with the appended "Laboratory Test Results" (their appendix 3) and "Contamination and Waste Guidelines" (their appendix 6) address all the other issues relating to site investigations.
- As no remediation measures have been deemed necessary in the site investigation report, no subsequent verification report is required.