Planning Department
Portland House
44 Richmond Road
Worthing
BN11 1HS

Submitted online via the Planning Portal

16 June 2023

Our Ref. OK/JAB/30884

Dear Sir/ Madam,

APPLICATION FOR THE DISCHARGE OF CONDITION 26 PURSUANT TO PLANNING PERMISSION AWDM/1979/19

HM REVENUES AND CUSTOMS, BARRINGTON ROAD, WORTHING, EAST SUSSEX, BN12 4XL

On behalf of Bellway Homes Ltd (South London) please find enclosed an application for the discharge of details reserved by condition 26 (contamination remediation strategy) pursuant to planning permission ref. AWDM/1979/19.

Ref. AWDM/1979/19 was granted outline planning permission by Worthing Council on the 30th April 2021 for outline planning permission for the demolition and phased comprehensive residential-led redevelopment of a maximum of 287 dwellings (Use Class C3), of which up to 140 would be houses and up to 158 would be apartments/retirement apartments. Provision of a 68-bedroom care home (Use Class C2). Provision of car parking, landscaping, and associated works. All detailed matters reserved except for access points at the site boundaries.

A subsequent reserved matters approval was granted pursuant to ref. AWDM/1979/19 on the 9th November 2022 under ref. AWDM/0605/22. The reserved matters application related to the appearance, landscape, layout, scale and access within the site for 287 new homes (Use Class C3) together with car parking, landscaping and associated works.

For clarity, the below sets out the information that has been set out as part of this application.

Condition 26 of the Outline Consent – Contamination Remediation Strategy
"No development within each phase, including any demolition, shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by the Local Planning Authority. This strategy will include the following components:

i. A preliminary risk assessment which has identified:
   a. all previous uses;
   b. potential contaminants associated with those uses;
   c. a conceptual model of the site indicating sources, pathways and receptors; and
   d. potentially unacceptable risks arising from contamination at the site.

e. *provision for further investigations following demolition of the buildings on the site, in accordance with the recommendations of the Combined Geotechnical and Ref: AWDM/1979/19 Ground Contamination Risk Assessment by Ashdown Site Investigation Ltd. (Reference: R18-13236), submitted with this outline application.*

ii. *A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those offsite. iii). The results of the site investigation and the detailed risk assessment referred to in*

iii. *(ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*

iv. *iv). A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action.*

The scheme shall be implemented in accordance with the remediation strategy thereby approved unless the Local Planning Authority gives prior written approval for any variation.".

Information submitted to discharge the condition in full:

- Remediation Strategy ref. STV5959-R01-Rev_A.

I trust that the above is sufficient to satisfy the requirements of condition 26. However, should you have any queries or require any additional information please do not hesitate to contact me.

Yours faithfully,

Oonagh Kerrigan
Senior Planner
DHA Planning Ltd

Direct Email: Oonagh.Kerrigan@dhaplanning.co.uk