RAPLEYS

Planning Services
Adur & Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1LF

Date: 04 December 2023

Dear Sir/Madam,

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION TO PLANNING PERMISSION NOTICE/0024/22 AT 96 GEORGE V AVENUE, WORTHING, BN11 5RP

On behalf of our client, Envision Contracting Ltd, we hereby submit an application for the approval of details reserved by condition 2(3) and 2(4) for planning permission NOTICE/0024/22.

On 15th November 2022, a prior approval application was granted in respect of a change of use from retail to provide a one-bedroom flat.

The formal description of development is:

> *"Application for permitted development for prior approval for change of use from Use Class E at ground floor to 1no. one bedroom flat (Use Class C3)".*

The application has been submitted via the Planning Portal (Ref: PP-12639495) and comprises the following:

Document Title	Condition to which the document is relevant
Contaminated Land Risk Assessment – Phase 2 Site Investigation Report	2(3) and 2(4)

The requisite planning application fee of £180 has been paid online via the Planning Portal.

Condition 2

> *"Prior to the commencement of development works (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), 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:-*
>
> *(1) 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.*

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(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) 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.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) 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 as approved above and, prior to commencement of any construction work (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".

A Contaminated Land Risk Assessment- Phase 2 Site Investigation Report has been provided to set out the results of the Site Investigation that was undertaken on 19th October 2023. The objective of the investigation was to determine the presence and extent of potential contamination at the site in order to further inform the risk assessment process. The report concludes that given that none of the PPLs were considered to have the potential to be significant, no remedial action is considered to be required. Therefore, the remaining parts of the condition (part 3 and 4) should be discharged with the submission of this Phase 2 report.

We trust that the submitted Phase 2 Site Investigation Report is satisfactory for you to be able to discharge condition 2(3) and 2(4). However, if you have any queries, please do not hesitate to contact me on the details below.

Yours faithfully,

Victoria Bennion
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