Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

69-75 Car Showroom

Address Line 1

Brighton Road

Address Line 2

Address Line 3

West Sussex

Town/city

Shoreham-by-sea

Postcode

BN43 6RE

Description of site location must be completed if postcode is not known:

Easting (x)

522074

Northing (y)

105102

Description

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Yarwood

Company Name

New Ways Ltd

Address

Address line 1

8 Carnival Park,

Address line 2

Carnival Close

Address line 3

Basildon

Town/City

Essex

County

Country

United Kingdom

Postcode

SS14 3WN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Rolland

Surname

Velho

Company Name

RVTArchitects

Address

Address line 1

4a Old Lodge Lane

Address line 2

Address line 3

Purley

Town/City

Croydon

County

Country

United Kingdom

Postcode

CR8 4DE

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

DEMOLITION OF EXISTING BUILDINGS, CONSTRUCTION OF 176NO. ONE AND TWO BEDROOM RESIDENTIAL APARTMENTS AND COMMERCIAL DEVELOPMENT OVER 4 BLOCKS BETWEEN 5 AND 9 LEVELS, BASEMENT PARKING AND RAISED DECK, NEW HIGHWAY ACCESS, FLOOD DEFENCES, DRAINAGE INFRASTRUCTURE, LANDSCAPING AND ANCILLARY DEVELOPMENT. (INCLUDING CHANGES IN HEIGHTS AND REDUCTION FROM PREVIOUSLY PROPOSED 183NO. APARTMENTS TO 176NO.).

Reference number

AWDM/2039/22

Date of decision (date must be pre-application submission)

16/06/2023

Please state the condition number(s) to which this application relates

Condition number(s)

34. Remediation and Groundwater

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Please find attached a copy of the Options Appraisal, Remediation Strategy, and Verification Plan for the site at Brighton Road, Shoreham.

As detailed within the report we are proposing that the remedial works are undertaken in three distinct phases:

1. Enabling Work Remediation Strategy:

To be implemented as part of the Enabling Works for the development. This will include:

- Further ground investigation to target the previously inaccessible areas of the Site
- Removal of the buried tanks and associated infrastructure (a detailed protocol for this is included within the report)
- Removal of some of the Made Ground as part of the basement excavation works
- Environmental monitoring for the construction techniques employed to protect the surrounding land users and wider environment

2. Construction Phase Remediation Strategy:

To be implemented as part of the general construction works

- Hard and Soft landscaping, with geotextile membrane laid over any Made Ground left in situ in any proposed soft landscaping areas
- Upgrade of buried water supply pipework to the satisfaction of Southern Water.

3. Residual Contamination Strategy:

Preliminary measures proposed to handle any residual contamination that may still be present on-site once the main sources of contamination have been removed. Such as treatment of the impacted groundwater.

In conjunction with these strategies, we have detailed an Unidentified Contamination Protocol that is to be followed throughout the development. This is summarised in the report, with a standalone detailed version provided as Appendix C. This protocol covers what will be required if/when further gross contamination is discovered on-site.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Rolland Velho

Date

04/10/2023