

Stephen Cantwell
Adur and Worthing Councils
Portland House,
44 Richmond Road,
Worthing,
BN11 1HS

27 July 2026

Dear Stephen

Discharge of Condition: Application for the Partial Discharge of Condition 9 Pursuant to Application Reference AWD/0083/24 at Land at Former Gas Works Site, Park Road, Worthing, West Sussex.

Planning Portal Reference: PP-15116306

This application has been submitted online via the Planning Portal under reference **PP-15116306** and includes the application form, relevant documentation, and this covering letter.

Please find enclosed details submitted to partially discharge Condition 9 (Remediation) pursuant to Application Reference AWD/0083/24 at Land at Former Gas Works Site, Park Road, Worthing, West Sussex as highlighted below.

Condition 9 (Remediation)

Condition 9 wording is as follows:

"Remediation

- i) *The development hereby approved shall be carried out in accordance with the approved Site Remediation Reports listed below, unless otherwise agreed in writing by the Local Planning Authority:*
- *Baseline and MNA Assessment dated 21st February 2023 - prepared by Ramboll UK*
 - *Detailed Quantitative Risk Assessment Issue No.02, dated 25th February 2021 - prepared by Ramboll UK*
 - *Ground Contamination Interpretive Report Issue No.02, dated 25th February 2021 - prepared by Ramboll UK*
 - *Non-Technical Summary Memo No. NTN1620013887-03 dated 12th November 2023 - prepared by Ramboll UK*
 - *Preliminary Risk Assessment Issue No.04, dated 17th November 2023 - prepared by Ramboll UK*
 - *Remediation Addendum / Technical Note Issue No.01, dated 17th January 2024 - prepared by Ramboll UK*
 - *Remediation Options Appraisal and Outline Remediation Strategy Issue No.05, dated 17th January 2024 - prepared by Ramboll UK*

The scheme shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

- ii) *Prior to the occupation of the site (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."*

The Verification Report dated April 2025 prepared by Ramboll, enclosed with this letter, is considered to provide the information required to partially discharge Condition 9 pursuant to AWDM/0083/24.

The report details the remediation works undertaken, which have included:

- excavation and validation of all identified contamination hotspots;
- validation sampling of remediation excavations;
- groundwater monitoring in accordance with the approved remediation strategy;
- verification of remediation works by Ramboll; and
- construction of engineered hardstanding and working platforms across significant areas of the Site.

It concludes that remediation has been undertaken to mitigate risks to both human health and controlled waters arising from contamination identified within soils and groundwater and further concludes that no significant environmental risks remain in relation to the future residential development, subject only to completion of development-specific measures associated with the later phases of construction.

Berkeley respectfully requests that Worthing Borough Council confirms that the remediation works completed to date satisfy the approved remediation strategy in respect of the Site's current condition, and that Condition 9 can be partially discharged, recognising that the remaining requirements will be addressed as part of the subsequent development and construction phases.

The fee of £400.00 (inc. VAT) has been paid to the Planning Portal at the time of submission of this application. I look forward to receiving confirmation that our condition discharge application has been validated and trust that the above application submission is self-explanatory.

However, should you have any queries regarding this application please contact me via email: Mark.Hobden@berkeleygroup.co.uk.

Yours sincerely,



Mark Hobden
Head of Development