Gmail

Stephen Cantwell <stephen.cantwell@adur-worthing.gov.uk>

Re: Consultation - AWDM/1390/23 - Remediation for Frosts Site, 69-75 Brighton Road, Shoreham (Condition 34)

1 message

Michael Lavender <michael.lavender@adur-worthing.gov.uk> 4 December 2023 at 09:59
To: Stephen Cantwell <stephen.cantwell@adur-worthing.gov.uk>

Hi Stephen,

I have had a look at this and the proposals are satisfactory. Therefore there are no EH objections to this remediation plan being approved.

Regards

Michael Lavender

On Thu, 30 Nov 2023 at 08:53, Stephen Cantwell <stephen.cantwell@adur-worthing.gov.uk> wrote:

> Hi Michael
>
> I have an application for approval of the remediation plan for the former Frosts site, opposite the old Civic Centre site in Shoreham Road (Approved plan pasted in below). I attach the proposed remediation plan here.
>
> We consulted the EA and Southern Water, both of whom are satisfied; their responses are pasted-in below. However we overlooked sending a consultation to your team
> The planning condition is the standard one for a strategy and verification - the wording is in blue font just above my signature here.
>
> Sorry to ask but is this something that either you or Oliver could pick up and reply to me as soon as possible?
>
> Thanks
> Stephen

creating a better place
for people and wildlife

Environment Agency

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

Our ref: HA/2023/125441/01
Your ref: AWDM/1390/23

Date: 16 October 2023

Dear Planning team (FAO: Jedd Goodwin-Roberts),

APPROVAL OF DETAILS RESERVED BY CONDITION 34 (REMEDIATION AND GROUNDWATER) OF AWDM/2039/22.

69 - 75 BRIGHTON ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 6RE.

Thank you for consulting the Environment Agency on the above discharge of condition application.

We have reviewed the submitted information (Redevelopment of 69-75 Brighton Road, Shoreham-by-Sea, Options Appraisal, Remediation Strategy and Verification Plan, by Stantec UK Limited, dated 3 October 2023, Revision 00) and are satisfied that condition 34 can be discharged.

If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Environment Agency – Solent & South Downs

Sustainable Places Advisor: Anna Rabone
Direct dial: 02077 140525
Direct e-mail: anna.rabone@environment-agency.gov.uk

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

Your ref
AWDM/1390/23

Our ref
DSA000028008

Date
27 October 2023

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Approval of Details Reserved by Condition 34 (remediation and groundwater) of AWDM/2039/22.
Site: AWDM/1390/23: - Former Car Showroom 69 – 75, Brighton Road, Shoreham-by-sea, West Sussex, BN43 6RE.

Thank you for your letter dated 6 October 2023.

Southern Water has no comments to make with respect to condition 34.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development



Condition 34 Remediation and Ground Water

No development approved by this planning permission 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: 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.

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 off-site.

iii) The results of the site investigation and the detailed risk assessment referred to in (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) 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 fully implemented as approved, any changes to these components shall require the prior written consent of the Local Planning Authority. The scheme shall be implemented as approved

Reason: *To safeguard groundwater, controlled waters and aquifer from risk of presence of contaminants at the development site, in accordance with NPPF paras 174- 183, Policy 34 of the Adur Local Plan 2017 and Policies SH6 & SH7 of the Shoreham Harbour Joint Area Action Plan 2019.*

Stephen Cantwell
Principal Planning officer (Major Applications), Adur & Worthing Councils
Phone: 01903 221274
Email: stephen.cantwell@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: Planning and Development, Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS

---------- Forwarded message ---------
From: **Jedd Goodwin-Roberts (via Google Docs)** <drive-shares-dm-noreply@google.com>
Date: Mon, 27 Nov 2023 at 10:20
Subject: Document shared with you: 'AWDM/1390/23 | Approval of Details Reserved by Condition 34 (remediation and groundwater) of AWDM/2039/22'
To: <stephen.cantwell@adur-worthing.gov.uk>

Jedd Goodwin-Roberts shared a document

Jedd Goodwin-Roberts (jedd.goodwin-roberts@adur-worthing.gov.uk) has invited you to **edit** the following document:

AWDM/1390/23 | Approval of Details Reserved by Condition 34 Approval report. JGR

AWDM/1390/23 | Approval of Details Reserved by Condition 34 (remediation and ground…

Open

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because jedd.goodwin-roberts@adur-worthing.gov.uk shared a document with you from Google Docs.

Google Workspace

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Michael Lavender
Senior Environmental Health Officer, Public Health & Regulation
01273 263343
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Environmental Health



