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23 January 2024
Ref: TD/Let/P1702iv

Dear Sir/ Madam

Discharge of Conditions: Application for the Discharge of Conditions 9 and 15 Pursuant to Application Reference AWDM/1459/21 (Full Planning Application for the Demolition of Existing Structures, Partial Removal of Boundary Walls and the Construction of a Residential Development Spread Across 5 Blocks with Associated Access, Parking, Open Space and Landscaping.) at Land at Former Gas Works Site, Park Road, Worthing, West Sussex.

This application has been submitted online via the Planning Portal under reference PP-12751566 and includes the application form, relevant documentation, and this covering letter.

Please find enclosed details submitted to discharge Conditions pursuant to Application Reference AWDM/1459/21 at Land at Former Gas Works Site, Park Road, Worthing, West Sussex as highlighted below.

This application relates to the submission of information pursuant to the discharge of Condition 9 (Site Investigation) and 15 (Construction Management Plan) only.

Condition 9 (Site Investigation)

Condition 9 wording is as follows:

No development shall take place, including any works of demolition, (unless otherwise agreed in writing by the Local Planning Authority) until 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 in consultation with the Environment Agency:

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) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

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iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal, a detailed Remediation Method Statement (RMS) giving full details of the remediation measures required and a Remediation Implementation Plan (RIP). The RIP shall detail how the RMS will be implemented and incorporate strategies detailed within the approved Odour Management Plan. A Materials Management Plan (MMP) written in accordance with the CL:aire DoWCoP should also be provided.

iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) 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 in accordance with the approved details i)-iv) unless otherwise agreed in writing by the Local Planning Authority.

v) 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 submitted Site Investigation Reports (list below) are considered to provide the information required to fully discharge Condition 9 pursuant to AWDM/1459/21:

- Baseline and MNA Assessment Parts 1 and 2 – prepared by Ramboll UK
- Detailed Quantitative Risk Assessment – prepared by Ramboll UK
- Ground Contamination Interpretive Report Parts 1, 2 and 3 – prepared by Ramboll UK
- Non-Technical Summary – prepared by Ramboll UK
- Preliminary Risk Assessment – prepared by Ramboll UK
- Remediation Addendum – prepared by Ramboll UK
- Remediation Options Appraisal and Remediation Strategy - prepared by Ramboll UK

Condition 15 (Construction Management Plan)

No development shall take place, including any works of demolition, site remediation or preparatory works associated with the development until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

a) the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's.

b) the method of access and routing of vehicles during construction,

c) the parking of vehicles by site operatives and visitors,

d) the loading and unloading of plant, materials and waste, including use of a banksman as appropriate,

e) the location of any site compound, office, welfare facilities

f) the location of storage of plant and materials used in construction of the development,

g) the erection and maintenance of security hoarding and gates, which shall include out-of-hours contact information for site management and images of the approved development,

h) site lighting, including measures to minimise light nuisance,

i) a commitment to no burning on site,

j) the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),

k) details of public engagement both prior to and during construction works to advise residents and workers of neighbouring land of works and possible emissions and noise from the scheme during remediation work,

l) a register of complaints received and response/action taken should be maintained and the Construction Management Plan reviewed and updated if necessary,

m) methods to control dust and fumes from the site, including from engines

n) methods to manage the impact or noisy activities,

o) construction waste management strategy,

p) best practical means in accordance with British Standard Code of Practice BS5228:2009+A1:2014 to be employed at all times to minimise the emission of noise and dust from the site.

q) details of how vehicles transporting contaminated waste that leave the site (including wheel washing and covering of loads) will be managed to prevent any contaminants from entering the environment.

The submitted Construction & Environmental Management Plan prepared by Berkeley Homes (Southern) Limited is considered to provide the information required to fully discharge Condition 15 pursuant to AWDM/1459/21.

Conclusion

We look forward to receiving written confirmation of the discharge of these conditions in the very near future.

If you have any further queries or require further information please contact me on 01903 248777.

Yours sincerely
ECE Planning



Sam Sykes MRTPI
Director