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Sent: 11 May 2026 14:07:40 UTC+01:00
To: "peter.barnett@adur-worthing.gov.uk" <peter.barnett@adur-worthing.gov.uk>
Subject: Consultee Comments for Planning Application AWDM/0459/26

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 11/05/2026 2:07 PM from Mr Oliver Rochford (oliver.rochford@adur-worthing.gov.uk) on behalf of Environmental Protection, Environmental Health & Licensing.

Application Summary

Reference:	AWDM/0459/26
Address:	28 St Richards Road Southwick West Sussex BN41 1PA
Proposal:	Proposed new two storey house attached to no.28 with dormer to rear. New boundary wall. Removal of vehicle crossover.
Case Officer:	Peter Barnett

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Comments Details

I would recommend the following:

- Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Comments: Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

- A previous ground investigation assessment and remediation strategy were submitted under AWDM/1231/22. This highlighted

elevated levels of PAHs and Lead. Therefore I would recommend that the full contaminated land condition be applied with the caveat that should the applicant agree to undertake the works outlined in Section 4 of the remediation strategy (Dated:15/11/2023, Ref:A230709-R02A), there will only be the need to provide a verification report as per Section 4 (see below) of the full contaminated land condition:

“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 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.”

Kind regards