

Arun District Council
Development Control
1 Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2015/117160/02-L01
Your ref: AL/58/15/OUT
Date: 29 December 2015

Dear Sir/Madam

**AMMENDED DESCRIPTION - HYBRID APPLICATION 1: FULL PLANNING APPLICATION FOR EARTH WORKS TO FACILITATE FLOOD COMPENSATION AREA 2: OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR UP TO 20,453 SQ M OF B2 GENERAL INDUSTRIAL FLOORSPACE TOGETHER WITH B8 WAREHOUSING & DISTRIBUTION FLOORSPACE.
OLDLANDS FARM STEYNING WAY BERSTED PO22 9NW**

Thank you for your consultation on this proposal. Please quote our reference number in any correspondence.

Environment Agency Position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning conditions are imposed as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition 1

No development approved by this planning permission shall take place until the following documents have been submitted to and approved in writing by the local planning authority. The approved plans shall be adhered to throughout the construction period.

Construction Environmental Method Statement:

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

Condition 2

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason

To ensure that surface water drainage from the proposed development does not result in a deterioration of groundwater quality. Appropriate pollution prevention measures must be incorporated into any drainage system so that and water discharged from the development(s) is of a very high quality.

Condition 3

No development approved by this planning permission shall take place until such time as a scheme to provide compensatory flood storage has been submitted to, and approved in writing by, the local planning authority. The scheme shall include;

1. *Amendments to the current provision (as set out in the submitted FRA 15/0455/5130) to reflect as far as possible the impact of any changes in modelled levels as a result of updated modelling where available.*

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

This condition is required for the following reasons:

1. To prevent flooding by ensuring the satisfactory storage of floodwater from the site.
2. To reduce the risk of flooding to the proposed development and future users.

Although we are satisfied at this stage that the proposed development could be allowed in principle, the applicant will need to provide further information to ensure that the proposed development can go ahead without posing an unacceptable flood risk to the proposed development and adjacent communities.

Condition 4

No development approved by this planning permission shall take place until such time
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as a plans showing that sufficient space has been allowed for maintenance of Oldlands Farm Ditch has been submitted to, and approved in writing by, the local planning authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

This condition is required for the following reasons: To reduce the risk of flooding to the proposed development and future users. Although we are satisfied at this stage that the proposed development could be allowed in principle, the applicant will need to provide further information to ensure that the proposed development can go ahead without posing an unacceptable flood risk to the proposed development and adjacent communities.

Advice to applicant

Further information can be found within the guidance document: "Construction and demolition sites, PPG6: prevent pollution"

<https://www.gov.uk/government/publications/construction-and-demolition-sites-ppg6-prevent-pollution>

Issues such as following should be addressed:

Management of pollution during construction including:

- Sediments;
- Oils and fuels from plant;
- Cement and other construction material;

Changes in the potential for pollution during operations associated with:

- Storage and handling of oils, fuels and other chemicals;
- Changes in waste streams handled at the site;
- Changes in the handling of waste; and
- Changes in the drainage of areas where waste is handled.

Risks posed to the site or operatives during construction on the site from:

- Surface water flooding;
- Flooding from site drainage system

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

