

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

Our ref: HA/2013/114344/01-L01
Your ref: A/74/13
Date: 28 June 2013

Dear Cian

**PROPOSED DISTRIBUTION WAREHOUSE AND COVERED STORAGE, TRADE COUNTER AND ASSOCIATED OFFICES. UPGRADING OF ACCESS ROAD FOR AND IMPROVEMENT OF EXISTING JUNCTION WITH THE A27. THIS APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN AND AFFECTS A PUBLIC RIGHT OF WAY.
THE VINERY POLING BN18 9PY**

Thank you for consulting the Environment Agency on the above planning application.

Environment Agency Position

I can confirm we have no objections to the proposal as submitted. We recommend the following planning conditions are included on any planning permission granted.

Condition 1

No development approved by this planning permission shall take place until a remediation strategy that includes the following components 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:

1. A site investigation scheme, based on the Phase I Contamination Assessment Report to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 2. The results of the site investigation and the detailed risk assessment referred to in (1) 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.
 3. 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 (2) 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 written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons

To ensure the protection of water quality in accordance with the NPPF.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506

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The site lies above the Lambeth Group formation which is designated a Secondary A aquifer and overlies chalk at depth. The site is located near to the Source Protection Zone 1 (SPZ) for the Blue Prince Mushrooms abstraction point. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to groundwater underlying the site and potable supplies.

Condition 2

Prior to the use of the site a verification report demonstrating completion of 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. The long-term monitoring and maintenance plan shall be implemented as approved.

Reasons

To ensure the protection of water quality in accordance with the NPPF.

The site lies above the Lambeth Group formation which is designated a Secondary A aquifer and overlies chalk at depth. The site is located near to the Source Protection Zone 1 (SPZ) for the Blue Prince Mushrooms abstraction point. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to groundwater underlying the site and potable supplies.

Condition 3

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons

To ensure the protection of water quality in accordance with the NPPF.

The site lies above the Lambeth Group formation which is designated a Secondary A aquifer and overlies chalk at depth. The site is located near to the Source Protection Zone 1 (SPZ) for the Blue Prince Mushrooms abstraction point. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to groundwater underlying the site and potable supplies.

Condition 4

The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reasons

To ensure the protection of water quality in accordance with the NPPF.

Advice

We have reviewed the Phase I Contamination Assessment Report as submitted by

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Ashdown Site Investigation Ltd (Report no. LW23270/ds November 2012). The site is located on a Secondary A aquifer within close proximity to the Source Protection Zone 1 (SPZ), and therefore we would place priority on protecting groundwater at this location. We agree with the recommendations that an intrusive ground investigation should be undertaken to assess the risk from the potential contamination source identified by the Phase I assessment. This will ensure that no unacceptable risk is posed to groundwater through construction.

Planning Informatives

- Further details are required on the proposal to install a package treatment plant for treating foul drainage. If you wish to discharge treated sewage effluent into a surface water or to ground you may require an Environmental Permit from the Environment Agency. You should apply online at <http://www.environment-agency.gov.uk/business/topics/permitting> or contact 08708 506506 for an Environmental Permit.

As part of the Permitting process the environmental acceptability of the discharge on the receiving waters will be fully determined. There are therefore no guarantees a Permit will be granted.

- The application highlights the proposed storage of agricultural chemical onsite. These should be stored in secure containers with regard to health and safety and to ensure pollution prevention. The applicant should refer to the Environment Agency's Pollution Prevention Guidance Note 1 which is available from <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

I hope the above comments are helpful however if you have any queries or require any further information please contact me.

Yours sincerely

Catherine McLeod
Sustainable Places Planning Advisor, Environment Agency

