

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

Our ref: HA/2012/113276/01-L01
Your ref: A/82/12
Date: 14 September 2012

Dear Paul

**RESIDENTIAL DEVELOPMENT COMPRISING 150 NO. DWELLINGS INCLUDING
30% AFFORDABLE WITH ACCESS, LANDSCAPING, OPEN SPACE &
ASSOCIATED WORKS (THIS APPLICATION IS A DEPARTURE FROM THE
DEVELOPMENT PLAN)
LAND TO EAST OF ROUNDSTONE LANE ANGMERING BN16 4AL**

Thank you for consulting us 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 imposed on any planning permission granted.

Condition 1

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 that any contamination identified during the construction works is fully characterised and assessed, and that new and existing development is prevented from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution in accordance with the NPPF.

Condition 2

No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1:100 year critical storm will

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

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not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason

To prevent the increased risk of flooding, both on and off site in accordance with the NPPF.

Advice

The proposed surface water drainage strategy is acceptable. The applicant should be aware that no infiltration is permitted through soils affected by contamination. This is due to the potential for mobilisation of contaminants to occur.

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

Yours sincerely

Catherine McLeod
Senior Planning Advisor
Environment Agency

Direct dial 01903 703858

Direct e-mail PlanningSSD@environment-agency.gov.uk