

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

Our ref: HA/2019/120999/01-L01
Your ref: BE/135/18/PL
Date: 10 January 2019

Dear Sir/Madam

HYBRID APPLICATION COMPRISING OF OUTLINE APPLICATION FOR THE PRINCIPLE OF EMPLOYMENT USES B1-B8.

FULL APPLICATION FOR CLASS B8 WAREHOUSE WITH FUEL ISLAND & CAR PARKING (UNIT 2), 2 NO. CLASS B1/B8 EMPLOYMENT UNITS WITH ASSOCIATED PARKING & SERVICING (UNITS 6 & 7), CLASS A1 RETAIL FOOD STORE WITH CAR PARKING & SERVICING (UNIT 9), 2 NO. DRIVE THRU UNITS WITH CAR PARKING & SERVICING (UNITS 4 & 5), CAR SHOWROOM, WORKSHOPS (INCLUDING MOT TESTING), VEHICLE STORAGE, EXTERNAL DISPLAY AREAS, SERVICE AREAS & PARKING (UNIT 8) TOGETHER WITH ACCESS ROADS, ASSOCIATED GROUND & ENGINEERING WORKS, LANDSCAPING & ANCILLARY WORKS. THIS APPLICATION AFFECTS THE CHARACTER & APPEARANCE OF THE SHRIPNEY CONSERVATION AREA & A PUBLIC RIGHT OF WAY.

SALT BOX FIELD LAND OFF ROWAN WAY BOGNOR REGIS

Thank you for the consultation on the above application, please quote our reference on all correspondence.

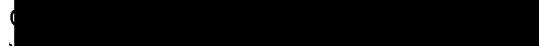
Environment Agency Position

The sites history indicates a greenfield history with no appreciable contamination observed during the Phase 2 Site investigation.

The site rests upon River Terrace deposits underlain by weathered Lewes Nodular Chalk. The River Terrace deposits are designated as secondary aquifers whilst the Chalk is designated as a principal aquifer. Groundwater has been proven as shallow below the site.

We have no objection to the proposed development, subject to the inclusion of the below conditions in any permission granted.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP


www.gov.uk/environment-agency

Cont/d..

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 a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason(s)

To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.

The site rests upon River Terrace deposits underlain by weathered Lewes Nodular Chalk. The River Terrace deposits are designated as secondary aquifers whilst the Chalk is designated as a principal aquifer. Groundwater has been proven as shallow below the site.

The previous use of the proposed development site as Agricultural Land presents a low risk of contamination that could be mobilised by surface water infiltration from the proposed sustainable drainage system (SuDS). This could pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a principal aquifer.

In light of the above, we do not believe that the use of infiltration SuDS is appropriate in this location. We therefore request that the following planning condition is included as part of any permission granted.

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason(s)

To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 170 of the National Planning Policy Framework.

The site rests upon River Terrace deposits underlain by weathered Lewes Nodular Chalk. The River Terrace deposits are designated as secondary aquifers whilst the Chalk is designated as a principal aquifer. Groundwater has been proven as shallow below the site.

There is strong evidence to suggest that infiltration would not be a viable option due to the highly variable hydrogeological properties of the River Terrace sediments and the lack of head space within the Chalk due to the high groundwater levels which appear to be under semi confined pressure.

Piling / investigation boreholes using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the proposed development does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework. The site rests upon River Terrace deposits underlain by weathered Lewes Nodular Chalk. The River Terrace deposits are designated as secondary aquifers whilst the Chalk is designated as a principal aquifer. Groundwater has been proven as shallow below the site.

The submitted planning application indicates that the above ground storage of oils / fuels / chemicals are not controlled through legislation. The storage of oils / fuels / chemicals can pose a risk to groundwater if spillage occurs.

Groundwater is particularly sensitive in this location because the proposed development site is located upon Principal aquifer.

In light of the above, the proposed development will be acceptable if a planning condition securing adequate pollution prevention measures is included on any planning permission granted.

Details of any facilities for the storage of oils, fuels or chemicals associated with this development shall be submitted to and approved by the local planning authority. The details shall include

- **secondary containment that is impermeable to both the oil, fuel or chemical and water, with no opening used to drain the system**
- **a minimum volume of secondary containment of at least equivalent to the capacity of the tank plus 10% and if there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest.**
- **all fill points, vents, gauges and sight gauge located within the secondary containment**
- **associated above ground pipework protected from accidental damage.**
- **below ground pipework having no mechanical joints, except at inspection hatches and have either leak detection equipment installed or regular leak checks.**
- **all fill points and tank vent pipe outlets designed to discharge downwards into the bund.**

The scheme shall be implemented as approved prior to any storage of oils, fuels or chemicals.

Reasons

To ensure that the proposed development does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework. The site rests upon River Terrace deposits underlain by weathered Lewes Nodular Chalk. The River Terrace deposits are designated as secondary aquifers whilst the Chalk is designated as a principal aquifer. Groundwater has been proven as shallow below the site.

This condition is based on the understanding that there will be no underground storage or fuel tanks, the applicant will confirm this with the Environment Agency before any development commences. Due to the presence of shallow groundwater we may object

to any underground storage vessels or fuel tanks.

Advice to Applicant

The proposed development is located mainly in Flood Zone 1 (low risk).

The Environmental Permitting (England and Wales) Regulations 2016 require a flood risk activity permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on [REDACTED]

[REDACTED] The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

[REDACTED]