

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 June 2019 08:41
To: Planning Scanning
Subject: FW: Environment Agency Response to: BE/41/19/DOC
Attachments: PlanningProposal.rtf

-----Original Message-----

From: suz.greenwood [REDACTED]
Sent: 27 June 2019 08:34
To: Planning.Responses <[REDACTED]>
Subject: Environment Agency Response to: BE/41/19/DOC

The proposal has been reviewed and I enclose the Environment Agency's comments on:
Oldlands Farm Steyning Way Bognor Regis PO22 9NN

LPA ref: BE/41/19/DOC

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

[REDACTED]

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

Our ref: HA/2019/121299/02-L01
Your ref: BE/41/19/DOC
Date: 27 June 2019

Dear Sir/Madam

GROUND CONDITIONS DESK STUDY PROVIDED - APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER REF BE/61/13/ RELATING TO CONDITION NOS 16 BREEAM REPORT, 19 LANDSCAPING, 20 CYCLE/MOTORCYCLING PARKING, 22 CAR PARKING SPACES, 23 ARCHEAOLGY AND 26 REMEDIATION STRATEGY.

OLDLANDS FARM STEYNING WAY BOGNOR REGIS PO22 9NN

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

The applicant seeks approval of details reserved by condition imposed under ref BE/61/13/ relating to Condition 26 remediation strategy.

We support the outcome of the investigation and the proposed remediation strategy. We therefore recommend the discharge of the condition.

Regarding condition 9 (unexpected contamination), we wish to draw the applicant's attention to the fact that the site in question is situated on the northern border of a site which is considered to be contaminated and is currently under investigation/early remediation.

The site in question was heavily industrialised with the use of chlorinated solvents and metals commonplace. We know the soils and groundwater to be heavily contaminated and there is evidence to suggest that refuse from this site was deposited on surrounding properties.

The relationship between this site and the applicants needs to be confirmed. It is possible that waste material from the industrial site was deposited within the backfilled ponds.

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

www.gov.uk/environment-agency

Cont/d..

We would recommend that the applicant reviews the current conceptual model with this new information taken into account. They would then need to confirm whether their initial risk assessment is still valid.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

