

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

Our ref: HA/2020/122344/01-L01
Your ref: BN/50/20/PL
Date: 13 July 2020

Dear Sir/Madam

DEMOLITION OF EXISTING STRUCTURES ON-SITE & ERECTION OF 42 NO. DWELLINGS WITH ACCESS, PARKING, LANDSCAPING & ASSOCIATED WORKS. THIS APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN. LAND WEST OF FONTWELL AVENUE FONTWELL AVENUE EASTERGATE PO20 3RX

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

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency Position

The proposed development will be acceptable if the following conditions are included on the planning permission's decision notice. Without these conditions we would object to the proposal due to its unacceptable risk from, or adverse affects by, unacceptable levels of water pollution, in line with paragraph 170 of the National Planning Policy Framework.

The proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy. This should be carried out by a competent person in line with paragraph 178 of the National Planning Policy Framework.

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

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.

www.gov.uk/environment-agency

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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)

While no onsite sources have been identified it is possible that previously unidentified sources may be present. Therefore this condition is required 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.

Condition 2

Piling and 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

This condition is required to ensure that the proposed redevelopment, does not harm groundwater resources in line with paragraph 109 of the National Planning Policy Framework. The redevelopment is within a source protection zone 1c with the chalk principal aquifer present within 2.5m of the ground surface. Piling can cause turbidity issues and therefore we would expect to see a piling risk assessment and also for Portsmouth Water to be informed and consulted prior to any piling or intrusive works being carried out.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

