

From: Amanda Scholes on behalf of Planning.Responses
Sent: 25 April 2018 13:13
To: Planning Scanning
Subject: FW: Environment Agency Response to: BR/18/18/PL
Attachments: PlanningProposal.rtf

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

From: [REDACTED]
Sent: 25 April 2018 12:45
To: Planning.Responses
Subject: Environment Agency Response to: BR/18/18/PL

The proposal has been reviewed and I enclose the Environment Agency's comments on:
Bruce Dixon South Bersted Garage Shripney Road Bognor Regis PO22 9LN

LPA ref: BR/18/18/PL

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.

To report this email as SPAM, please forward it to spam@forcepoint.com

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

Our ref: HA/2018/120321/01-L01
Your ref: BR/18/18/PL
Date: 25 April 2018

Dear Sir/Madam

CHANGE OF USE FROM GARAGE & VEHICLE HIRE COMPANY TO VEHICLE HIRE BRANCH INCLUDING THE DEMOLITION OF EXISTING BUILDING TO REPLACE WITH MODULAR UNIT. THIS APPLICATION MAY AFFECT THE SETTING OF A LISTED BUILDING

BRUCE DIXON SOUTH BERSTED GARAGE SHRIPNEY ROAD BOGNOR REGIS PO22 9LN

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

Environment Agency Position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) are implemented and secured by way of a planning condition on any planning permission.

According to Environment Agency indicative flood maps the site location is shown to be on the far edge of a Flood Zone 3 tidal flood risk area.

On the basis that the proposal is to replace an existing building and the location is some considerable distance from the sea, we have no objection to the proposal in principle.

However so as the proposal is protected from all sources of flooding throughout its lifetime, and bearing in mind the relative closeness of the Aldingbourne Rife we would recommend that the following as identified within the Flood Risk Assessment (FRA) be implemented.

The development permitted by this planning permission shall only be carried out

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

[REDACTED]
[REDACTED]

Cont/d..

in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

Finished floor levels are set no lower than 2.1 m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

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 preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) 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.
4. 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 (3) 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

The site lies above River Terrace Deposits over Lewes Nodular Chalk Member, the latter is designated as a Principal Aquifer. 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.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent

person, is presented (NPPF, paragraph 121).

No occupation of any part of the permitted development shall take place until 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 that any remediation, if deemed necessary is satisfactorily completed. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

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.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

No drainage systems for the infiltration of surface water drain age into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason

To ensure that surface water drainage from the proposed development does not result

in a deterioration of groundwater quality.

Please do not hesitate to contact me on the number below should you have any queries.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

