

Ronnie McGregor

From: Amanda Scholes on behalf of Planning.Responses
Sent: 30 October 2018 10:43
To: Planning Scanning
Subject: FW: Environment Agency Response to: BR/235/18/DOC
Attachments: PlanningProposal.rtf

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

From: [REDACTED]
Sent: [REDACTED]
To: Planning.Responses
Subject: Environment Agency Response to: BR/235/18/DOC

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/235/18/DOC

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

Our ref: HA/2018/120770/01-L01
Your ref: BR/235/18/DOC
Date: 29 October 2018

Dear Sir or Madam,

(DISCHARGE CONDITIONS 3 AND 7) 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 consulting the Environment Agency on the above application for the discharge of conditions 3 and 7.

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

Environment Agency Position

We **recommend** the discharge of condition 3.

We **do not recommend** the discharge of condition 7. Once investigations and remediation has completed, we will review the discharge of this condition. We will provide bespoke comments within 21 days of receiving formal re-consultation.

Reasons

We have reviewed the outline remediation options appraisal and verification report and have the following comments to make:

We support the remediation proposals and additional investigations once the tanks and other infrastructure is removed from site. We also support the investigation of potentially additional tanks if they exist.

The groundwater monitoring has shown that elevated levels of hydrocarbons are present and we do agree that removal of potential sources and any residual soil

Environment Agency
Oving Road, Chichester, West Sussex, PO20 2AG.

contamination will reduce the risk of additional contamination of groundwater in the future.

We agree that groundwater boreholes should be installed and an extensive monitoring scheme is undertaken. We also agree that should the levels in groundwater continue to show elevated levels of hydrocarbons, the risk assessment must be reviewed and that additional monitoring and remediation as suggested is undertaken.

We recommend that an additional borehole is installed up hydraulic gradient in addition to the ones you have suggested. We also recommend that groundwater monitoring is undertaken on a monthly basis for 3 months and then quarterly thereafter. Therefore, we request that the monitoring strategy is resubmitted by the Applicant and that a plan of the borehole locations, depths and sampling strategy is submitted for further review.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Miss Suz Greenwood
Sustainable Places Advisor

Direct dial:

