

Mrs A Gardner  
Case Officer  
Arun District Council  
The Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF

11<sup>th</sup> April 2018

Dear Mrs Gardner,  
Application Reference: FG/105/18/PL

**Re: INSTALLATION OF SIX PUMP (12 FILLING POSITION) AUTOMATED PETROL FILLING STATION ('PFS')  
& ASSOCIATED WORKS. RESUBMISSION OF FG/206/17/PL**

**LAND AT ASDA SUPERSTORE, LITTLEHAMPTON ROAD, FERRING, BN12 6PN**

We would like to submit these supporting documents in response to your conditions applied to the above referenced planning application. Enclosed Documents:

- 05.16049-ACE-00-XX-DR-D-50-0101-P08-Proposed Drainage Layout
- ASDA Ferring 18 08 18 storage inc entrance road -- 2lps
- 05.16049-ACE-XX-ZZ-DR-D-50-0102-P01-Proposed Drainage Details
- 11-046-C01 X -- Existing
- Manhole-Schedule-S1C-F1B
- ASDA-Worthing-ARCADIS-GeoEnvironmental-Assessment-Report\_opt (extract)
- DTS\_WorthingFerring\_PFS\_E13043\_SI\_22122017
- DTS\_FERRING\_PFD\_E13043-1\_PRA REPORT\_12092017
- ASDA Ferring Site Risk Assessment RevB
- 1731FW-CA-S0-00-DR-A-200\_08-S4-C-SiteSensitivityInformation
- 1731FW-CA-S0-ZZ-DR-A-400\_02-S4-C-GeoEnvironmentalAppraisal
- ASDA Ferring PFS - Drainage Information for discharge of conditions
- Asda Ferring - Construction Method Statement

**Conditions relating to letter dated 08<sup>th</sup> August 2018**

**Condition 04 & 13 – Surface Water Drainage Scheme**

*Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDs Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with*

*the agreed details and the details so agreed shall be maintained in good working order in perpetuity.*

*Reason: To ensure that the proposed development is satisfactory drained in accordance with policies QE SP1 and WDM3 of the Arun District Council Local Plan and policy 10 of Ferring Neighbourhood Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.*

#### Response

##### **Documentation:**

- 05.16049-ACE-00-XX-DR-D-50-0101-P08-Proposed Drainage Layout
- ASDA Ferring 18 08 18 storage inc entrance road – 2lps
- 05.16049-ACE-XX-ZZ-DR-D-50-0102-P01-Proposed Drainage Details
- 11-046-C01 X – Existing
- Manhole-Schedule-S1C-F1B
- ASDA-Worthing-ARCADIS-GeoEnvironmental-Assessment-Report\_\_opt (extract)
- DTS\_WorthingFerring\_PFS\_E13043\_Si\_22122017
- ASDA Ferring PFS - Drainage Information for discharge of conditions

The drainage layout and details are provided in the attached documents.

The requirement for winter groundwater monitoring and percolation testing is not appropriate for this site as it has been determined that the ground conditions are not suitable for any infiltration drainage. Attached are the site investigation (SI) report undertaken by Arcadis in February / March 2011 for the overall site prior to the construction of the ASDA store in 2012 and the SI report undertaken by DTS Raeburn in November / December 2017 for the PFS site. The SI report by DTS Raeburn includes a cross section through the site and the results of groundwater monitoring in December 2017. The extract from the SI report by Arcadis includes results of groundwater monitoring undertaken between the 16<sup>th</sup> and 17<sup>th</sup> of February 2011 which found the groundwater levels within the superficial deposits and the underlying chalk to be circa 5-5.5mAOD. This is equivalent to circa 1.5m below the present ground level on site and suggests that the groundwater rises to even shallower levels during the winter months. The made ground also extends beyond 1m below ground levels across parts of the site (as detailed on the exploratory hole records) which is unsuitable for infiltration purposes. It was agreed with the drainage engineer that this would provide sufficient evidence that infiltration is not suitable.

The additional information previously requested by the drainage engineer is provided in the attached document, 'ASDA Ferring PFS - Drainage Information for discharge of conditions'.

Attenuation calculations provided in document 'ASDA Ferring 18 08 18 storage inc entrance road – 2lps'.

Note: It appears that Condition 13 is a duplication of Condition 4.

### Condition 06 – Risks Associated with Contamination

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme 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 site investigation results and the detailed risk assessment (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 (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 consent of the local planning authority. The scheme shall be implemented as approved.

Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun District Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

### Response

#### Documentation:

- DTS\_WorthingFerring\_PFS\_E13043\_SI\_22122017
- DTS\_FERRING\_PFD\_E13043-1\_PRA REPORT\_12092017
- ASDA Ferring Site Risk Assessment RevB
- 1731FW-CA-S0-00-DR-A-200\_08-S4-B-SiteSensitivityInformation
- 1731FW-CA-S0-ZZ-DR-A-400\_02-S4-C-GeoEnvironmentalAppraisal

The Preliminary Risk Assessment addressing the points above has been provided by DTS Raeburn (DTS\_FERRING\_PFD\_E13043-1\_PRA REPORT\_12092017).

The site investigation results and associated information are provided in the SI report by DTS Raeburn (DTS\_WorthingFerring\_PFS\_E13043\_SI\_22122017). The document, 'ASDA Ferring Site Risk Assessment RevB' list the risks, including those arising from potential contamination at the site.

There was no significant contamination found on site.

A remediation strategy and verification plan will be provided if contamination not previously identified at the site is identified. DTS Raeburn (Geo-Environmental consultants) will be in attendance on site to provide a watching brief for the duration of the major excavations works.

No demolition is required for this site.

**Condition 10 – Construction Management Plan**

*No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved by, the Local Planning Authority. The Approved Plan shall demonstrate precautions to be taken to minimise the potential disturbance to neighbouring residents during the construction phase of the development, particularly in respect to noise, vibration and dust and be adhered to throughout the construction period. The Plan shall provide for:*

- a. An indicative programme for carrying out the works.*
- b. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method since foundation piling is likely to occur, the careful selection of plant and machinery and use of noise mitigation barriers.*
- c. The parking of site operatives and visitors.*
- d. Loading and unloading of plant and materials.*
- e. Storage of plant and materials used in construction and development.*
- f. Wheel washing facilities.*
- g. Measures to control the emission of dust and dirt during construction.*

*Reason: In order to safeguard amenity in accordance with Arun District Local Plan policies QE SP1, QE DM1 and QE DM2.*

**Response**

**Documentation:**

- Asda Ferring - Construction Method Statement

The contractor, Williams Southern Ltd, has provided the Construction Management Plan attached which addresses the points listed above.

Please do not hesitate to contact us if you require any further information.

Kind regards,

Joshua Fanthome – Architectural Engineer