

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

Our ref: HA/2014/115860/01-L01
Your ref: FP/109/14/PL
Date: 16 July 2014

Dear Cian

**CONSTRUCTION OF AN UNMETALLED MAINTENANCE ACCESS TRACK
FORMER LEC AIRFIELD SOUTH OF FELPHAM WAY BERSTED PO22 8ED**

Thank you for consulting the Environment Agency on the above planning application which we have reviewed in relation to flood risk and groundwater quality.

Environment Agency Position

The site is partly located in Flood Zone 3 and also includes a historic landfill site.

I can confirm we have no objections to the proposal as submitted. We recommend the following planning conditions are included on any planning permission granted.

Condition 1

The development permitted by this planning permission shall only be carried out in accordance with the following mitigation measures detailed within the approved Flood Risk Assessment (FRA) [19.06.14]:

1. Temporary bridge should be clear span so that the soffit is no lower than existing banks.
2. Access track should be put in at existing ground level.

Reasons

To ensure there is no increased risk of flooding as a result of the development in accordance with the NPPF.

The above measures will ensure floodplain storage is not reduced or flow routes impeded and reduce the risk of flooding from blockages or reduced conveyance of the watercourse.

Condition 2

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:

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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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

To prevent development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution in accordance with the NPPF.

The site lies above Alluvium and Chalk which is designated a Principal Aquifer. In addition there are several surface water bodies close to the site. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to surface water and groundwater underlying the site.

The northern most section of the proposed unmetalled road lies on a former landfilled area. Sime Darby Ltd have undertaken site investigations and have identified landfilled material and land contamination across the site. The proposals is to strip the top soil and soil and place this near to the proposed road. Some of this material may be contaminated and the digging up and placement of this material may pose a risk to groundwater and surface water. Therefore we require further information on the proposed design and construction .

Condition 3

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 prevent development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution in accordance with the NPPF.

To ensure that any contamination identified during the construction works is fully characterised and assessed.

I hope the above is helpful but if you have any queries or require further information please contact me.

Yours sincerely

Catherine Hutchins
Sustainable Places Planning Advisor
Environment Agency



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