

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

Our ref: HA/2010/110477/01-L01
Your ref: LU/229/10/
Date: 19 August 2010

Dear Mrs Rodway

**OUTLINE APPLICATION FOR REDEVELOPMENT OF SITE: DEMOLITION OF 2 BUNGALOWS, WORKSHOP, GLASSHOUSES AND INCIDENTAL DEVELOPMENT WITH ERECTION OF 91 DWELLINGS WITH IMPROVED MEANS OF ACCESS ONTO WORTHING ROAD (INCLUDING CLOSURE OF EXISTING 2 ACCESSES) WITH ALL OTHER MATTERS RESERVED.
WINDROOS NURSERY WORTHING ROAD LITTLEHAMPTON BN17 6LY**

Thank you for consulting us on the above planning application. Please quote our reference number on any correspondence.

Environment Agency position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning conditions are imposed as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition 1

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.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
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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.

Reasons

To ensure that any contamination related to the historic and recent site uses does not cause pollution to controlled waters due to the development in accordance with PPS23 and Policy GEN26 of the Arun District Local Plan.

Condition 2

Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the 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, and for the reporting of this to the local planning authority.

Reasons

To ensure that any remediation if deemed necessary, is satisfactorily completed to prevent pollution to controlled waters in accordance with PPS23 and Policy GEN26 of the Arun District Local Plan.

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, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason:

To ensure that any contamination identified during the demolition and construction works is fully characterised and assessed to prevent pollution to controlled waters in accordance with PPS23 and Policy GEN26 of the Arun District Local Plan.

Condition 4

No infiltration of surface water drainage 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 approval details.

Reasons

To ensure that surface water drainage does not mobilise or cause pollution to controlled waters in accordance with PPS23 and Policy GEN26 of the Arun District Local Plan.

Condition 5

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- details of how the scheme shall be maintained and managed after completion.
- details of how the scheme relates to any identified contamination and risk assessment.
- information of pollution prevention

Reason

To protect groundwater quality from sources of pollution or mobilisation of contamination in accordance with PPS23 and Policy GEN26 of the Arun District Local Plan.

Advice to the Applicant

We have reviewed the submitted Preliminary Contamination Assessment as completed by Upton McGougan Limited, dated July 2010. The assessment is limited to only a review of desk based information and does not extend to a site walkover.

The assessment only includes selected information of potential/likely sources of contamination, but does not have any details of pathways or receptors. Prior to the undertaking of any intrusive investigation and in line with the Model Procedures for the Management of Land Contamination (CLR 11), a Conceptual Site Model including Source-Pathway-Receptor linkages must be completed. This is essential to ensure that a correct and thorough assessment is undertaken which identified the risks to controlled waters.

It should be noted that the sources of contamination listed in section 3.0 of the report is limited and should be expanded to incorporate information collected during the walkover survey.

The site overlies River Terrace Deposits over the New Pit Chalk Formation, these are classified under our Groundwater Protection: Policy and Practice (GP3) guidance document as a Secondary A aquifer over a Principal aquifer respectively. There is also a shallow groundwater table present with surface water features nearby, this location is therefore extremely sensitive with respect to pollution of controlled waters.

We request that the updated preliminary risk assessment and conceptual site model, together with a site investigation proposal is submitted for review prior to the undertaking of any intrusive investigation.

Surface water drainage

Your Councils own Technical Services and Southern Water should be satisfied with the proposed method of surface water disposal.

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I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

Miss Catherine McLeod
Planning Liaison Officer

