

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

Our ref: SX/2008/103918/01-L01
Your ref: LU/455/07
Date: 31 March 2008

Dear Mrs Leeson,

**3 INDUSTRIAL UNITS FORMED BY DIVISION OF EXISTING UNIT, RE-CLAD TO
MATCH EXISTING WITH NEW ENTRANCE DOORS, WINDOWS & ROLLER
SHUTTER DOORS
UNIT 2B, LITTLEHAMPTON MARINA, FERRY ROAD, LITTLEHAMPTON**

Thank you for referring the above application which was received on 7 March 2008.
Please quote our reference number on any correspondence.

We have **no objections**, in principle, to the proposal as submitted provided the following Planning Condition(s) and Informative(s) are imposed on any planning permission granted:

Planning Condition(s):

- 1) 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.

Planning Informative(s):

- 1) Any works in, under or over the river Arun Tidal Reaches (a classified main river under the jurisdiction of the Environment Agency), or within 15 metres from the landward toe would require the prior consent under the 1991 Water Resources Act and/or byelaws.

Environment Agency
Saxon House Little High Street, Worthing, West Sussex, BN11 1DH.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Cont/d..

Planning Advice:**Flood Risk**

According to Agency maps and records the site is shown to be within an indicative tidal flood risk location should the local river defences breach or overtop. On the basis that this is an existing building however, we have no objection to the application on flood risk grounds.

Notwithstanding the above, the applicant may wish to consider incorporating flood proofing measures within the redesign, such as raised floor levels and electrics.

Protection of Controlled Waters

This site lies on Raised Marine Deposits overlying Lewes Nodular, Seaford, Newhaven, Culver & Portsdown Chalk, the latter classified as a Major Aquifer under the Agency's "Policy and Practice for the Protection of Groundwater". This groundwater resource must be protected from pollution.

Prior to being discharged into any watercourses, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982, with an overall capacity compatible with the site being drained.

Drainage from areas identified as high risk, e.g. loading bays and waste storage areas, shall not be discharged to any watercourse, surface water sewer or soakaway. The applicant should consider the risks associated with these areas, and incorporate appropriate pollution prevention measures at the design stage.

It is not acceptable for List 1 Substances to enter groundwater as this would contravene the Groundwater Regulations (1998).

All surface water from roofs shall be piped direct to an approved surface water system using sealed down pipes. Open gullies should not be used.

Care should also be taken during site works to ensure that all fuels, lubrication oils and any other potentially contaminating materials should be stored (for example in bunded areas secured from public access) so as to prevent accidental/unauthorised discharge to ground.

Historic Landfill

The development site is located on a former landfill site (Ferry Road South, Ref: WD27/148b) that accepted putrescible waste material. It is not known whether the former landfill site is gassing or has the potential to gas. The applicant should be advised of the presences of the former site as they may wish to carry out their own risk assessment.

The Local Authority's own Environmental Health, Contaminated Land and Building Control sections may wish to address the issues of subsurface gas when finalising the construction details of any new or modified structures on the site as they may require that the development will proceed in such a way as to minimise the possibility of landfill gas entering any enclosed structures on the site.

Details shall be submitted to and approved by the Local Planning Authority, together with the building construction techniques to be incorporated into the development (if applicable).

May we take this opportunity to remind you that the primary responsibility for safeguarding land and other property, including neighbouring land, against unacceptable risk from contamination rests with the owner and that where development is proposed, the developer is responsible for ensuring that development is safe and suitable for use for the purpose for which it is intended.

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

Yours sincerely,

Mr David Reynolds
Planning Liaison Officer

Direct dial 01903 703838

Direct fax 01903 215884

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cc Boxall Sayer Ltd