

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

Our ref: HA/2008/104452/01-L01
Your ref: LU/517/04/
Date: 05 August 2008

Dear Mr Bannister,

MIXED USE DEVELOPMENT

**WITH PART RETAIL USE TO GROUND FLOOR,
 37 NO. ONE BEDROOM FLATS & 25 NO. TWO BEDROOM FLATS;
 TO PART OF GROUND/UPPER FLOORS;
 WITH PUBLIC & PRIVATE HARD & SOFT LANDSCAPE AREAS.**

**FORMER LITTLEHAMPTON INDOOR MARKET
 26-30 SURREY STREET, LITTLEHAMPTON**

Thank you for referring the above application which was received on **24 July 2008**. Please quote our reference number on any correspondence.

We have **no objections**, in principle, to the proposal as submitted provided the following Planning Conditions are imposed on any planning permission granted:

Planning Condition(s):

- 1. No development approved by this planning permission shall be commenced until:**
 - a) A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. And using this information a Conceptual Model for the site of all potential contaminant sources, pathways and receptors has been produced.**
 - b) A site investigation has been designed for the site using the information obtained from the desktop study and any Conceptual Model. This should be submitted to, and approved in writing by the LPA prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:**

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 Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
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Cont/d..

- a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected;
 - refinement of the Conceptual Model; &
 - the development of a Method Statement detailing the remediation requirements.
- c) The site investigation has been undertaken in accordance with details approved by the LPA and a risk assessment has been undertaken.
- d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation has been submitted to the LPA. This should be approved in writing by the LPA prior to that remediation being carried out on the site.

Reason: To ensure that the proposed site investigations and remediation will not cause pollution of controlled waters.

2. Prior to commencement of 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.

Reason: To ensure that the development does not result in pollution of controlled waters.

3. The development of the site should be carried out in accordance with the approved Method Statement.

Reason: To ensure that the development complies with approved details in the interests of protection of controlled waters.

4. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason: To prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal.

5. No soakaway shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater.

6. **Prior to being discharged into any watercourse, surface water sewer or soakaway all surface water drainage shall be passed through an oil bypass interceptor designed and constructed to have a capacity compatible with the site being drained. Roof water shall not pass through the interceptor.**

Reason: To prevent pollution of the water environment.

7. **For residential, floor levels should be no lower than 5.25mAOD, and for commercial floor levels should be no lower than 4.9mAOD as recommended by the applicant's Flood Risk Assessment (FRA).**

Reason: To reduce flood risk.

Planning Advice:

Flood Risk

The Flood Risk Assessment (FRA) accompanying this application states that the risk of flooding to this development can be adequately managed. We therefore have no objection to this development providing that the mitigation measures recommended by the FRA are included in the final development.

Protection of Controlled Waters

The Agency considers that previous historical activities associated with this site may have caused, or has the potential to cause, contamination of controlled waters.

We acknowledge that a site investigation report has been previously submitted. It is understood that during the development (demolition and site clearance phases) that further site characterisation will be undertaken, this work is to inform the remediation of petroleum hydrocarbons in soil and groundwater. We look forward to reviewing this information in due course.

Any visibly contaminated or odorous material encountered on the site during the development work, must be investigated. The Planning Authority must be informed immediately of the nature and degree of contamination present.

Surface Water Drainage

The site lies on Raised Beach Deposits overlying the Upper Chalk Formation, which is classified as a Minor Aquifer overlying a Major Aquifer under the Agency's, "Policy and Practice for the Protection of Groundwater." As there is a shallow groundwater table beneath this site, the location is particularly sensitive with respect to pollution issues. Groundwater is potentially at risk from activities at the site and all precautions should be taken to avoid discharges and spillages to the ground both during construction and subsequent operation.

It is not acceptable for surface water from driveways, access roads and parking to directly discharge to groundwater, without percolation through the ground or subsoil first. As surface water drainage from areas used by vehicles will almost certainly contain hydrocarbons (a List 1 substance), such a discharge would contravene the "Groundwater Regulations, 1998". This groundwater resource must be protected from pollution.

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 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.

The Method of any piling should be such that contamination of the underlying Aquifer is prevented. It is advised that the applicant refers to the Agency document: "Piling and Penetrative ground improvement methods on land affected by contamination". This document can be found on the Agency's Website under Land quality/Groundwater & Contaminated Land Publications.

All Pollution Prevention Guidelines information may be freely viewed and downloaded from the NetRegs section of the Agency's website. The website address is: www.environment-agency.gov.uk/netregs/resources/278006.

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

Yours sincerely,

Mr David Reynolds
Senior Sustainable Development Planner

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cc A H P Architects & Surveyors