Our ref: HA/2018/120378/03-L01
Your ref: AWDM/0376/18

Date: 05 September 2018

Adur & Worthing Councils
Development Control
Portland House Richmond Road
Worthing
West Sussex
BN11 1LF

Dear Sir/Madam

(ADDITIONAL DOCS) APPROVAL OF DETAILS REQUIRED BY CONDITIONS (SITE INVESTIGATION AND REMEDIATION) UNDER OUTLINE PERMISSION AWDM/1128/14 FOR ERECTION OF 6 DWELLINGS (CONDITIONS 5.9 AND 10) LANCING MANOR FILLING STATION OLD SHOREHAM ROAD LANCING WEST SUSSEX

Thank you for the consultation on the above application, please quote our reference on all correspondence.

We have reviewed the information as submitted and have the following comments.

Environment Agency Position

We agree with the conclusions and recommendations for further investigations and remediation strategy at the site, **and can recommend the discharge of this condition**.

Elevated hydrocarbon levels have been detected in the soil and groundwater to the east of the site. This contamination seems to be causing a ground gas issue also. Previous investigations did not detect UST but further GPR surveys did identify a concrete caisson. It is theorised that the UST were removed with the void filled in with concrete. It appears that some hydrocarbons were still present within the void at this stage – acting as a source for the hydrocarbon contamination. This appears to have been a source of contamination for at least 20 years.

The remediation strategy basically proposes removal of source and contaminated material being replaced by imported material. Additionally, geo textile or membrane will be installed to reduce ground gas emissions. The verification plan calls for prolonged groundwater monitoring and testing of soil as well as ground gas monitoring.

Please do not hesitate to contact me on the number below should you have any queries on the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250
Direct e-mail planningSSD@environment-agency.gov.uk

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