creating a better place
for people and wildlife

Environment Agency

Adur & Worthing Councils
Planning team
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

Our ref: HA/2023/125128/01
Your ref: AWDM/0762/23

Date: 22 June 2023

Dear Planning team (FAO: Gary Peck),

APPROVAL OF DETAILS RESERVED BY CONDITION 3 (REMEDIATION STRATEGY), 4 (VERIFICATION REPORT), 11 (CONSTRUCTION MANAGEMENT PLAN), 12 (FIRE HYDRANTS) AND 16 (FLOOR LEVELS) OF APPLICATION AWDM/0510/22.

LAND AT FORMER CAR PARK, DOMINION WAY, WORTHING, WEST SUSSEX.

Thank you for consulting the Environment Agency on the above discharge of conditions application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

Condition 3 (remediation strategy)

We have reviewed the submitted Ground Condition Risk Assessment (January 2023) and are **not able to recommend the discharge of this condition at present**.

This site is in a very sensitive groundwater location as it is in a Source Protection Zone 1 designated to protect the Southern Water public water supply 200 metres to the northwest at Northbrook. In addition, groundwater is shallow, within 0-3 metres of the ground surface, and the site is underlain by Alluvium over the Tarrant Chalk, designated a Principal Aquifer due to its strategic importance for groundwater supplies.

The Ground Condition Risk Assessment (January 2023) concludes that no significant contamination sources have been identified within the soil or groundwater on site and therefore a hydrogeological risk assessment is not required. We consider a hydrogeological risk assessment is required to fully understand the risks posed by the contaminants identified and in particular for lead and PAH. We accept that most of the PAHs identified have relatively low solubility and mobility, however due to the site's proximity to the public water supply abstractions these risks need to be fully assessed

with the submission of a hydrogeological risk assessment.

Condition 4 (verification report)

This **condition is unable to be discharged** until the remediation strategy required by Condition 3 has been discharged.

If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Environment Agency – Solent & South Downs

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