Mr Paul Pennicott
Worthing Borough Council
Development Control
Portland House Richmond Road
Worthing
West Sussex
BN11 1LF

Our ref: HA/2010/109154/01-L01
Your ref: WB/09/1067/FULL

Date: 11 February 2010

Dear Mr Pennicott

CONVERSION OF NO 7 THE STEYNE TO PROVIDE 3 NO TWO BEDROOM APARTMENTS AND 1 NO TWO BEDROOM MAISONETTE AND ERECTION OF NEW INFILL BUILDING TO PROVIDE 8 NO THREE BEDROOM APARTMENTS.

7 THE STEYNE, WORTHING, WEST SUSSEX

Thank you for your consultation regarding the above. Please quote our reference number on any correspondence. I can confirm we have no objection in principle to the proposal as submitted but would, however, wish the following to be taken into consideration:

Flood Risk

This proposal lies in Flood Zone 1 and falls within the scope of our Flood Risk Standing Advice. Please refer to our Standing Advice which can be found at http://www.environment-agency.gov.uk/research/planning/33098.aspx for the relevant comment relating to this proposal. Follow the link to the proposed development category (e.g. "All applications with a site area less than 1ha within flood Zone 1") for guidance on surface water drainage information.

Your Local Planning Authority's own Technical Services should be satisfied with the proposed method of surface water disposal.

Protection of Controlled Waters

There is a shallow groundwater table beneath this site therefore this location is particularly sensitive with respect to pollution issues. This groundwater resource must be protected from pollution.

When carrying out construction and demolition activities, potential sources of pollution from site activities will need to be identified so that appropriate pollution prevention measures are taken to avoid any contamination of controlled waters. Controlled waters include lakes, rivers, coastal waters and groundwater.

It will be necessary to prevent pollution of surface and/or groundwaters during and after site works. Therefore there should be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters whether direct or via soakaways.

The risk of pollution at construction and demolition sites can be significantly reduced by providing secondary containment measures for storage tanks. Oil tanks must comply with the requirements of the Control of Pollution (England) (Oil Storage) Regulations 2001.

Further detailed advice can be found at the Environment Agency's pollution prevention website http://www.environment-agency.gov.uk/business/topics/pollution/32252.aspx or by calling our National Customer Contact Centre (NCCC) at 08708 506 506.

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

Yours sincerely

HELEN TIER
Planning Liaison Officer (South Downs Area)

Direct dial 01903 703862
Direct e-mail planning.southdowns@environment-agency.gov.uk

cc Richard J Maile

End