From: planning.southdowns@environment-agency.gov.uk
Sent: 30 October 2009 15:09
To: Keith Morgan
Subject: Environment Agency Response to: ADC/0385/09
Attachments: PlanningLetter.rtf; PlanningProposal.rtf

The proposal has been reviewed and I enclose the Environment Agency's comments on:
68 - 70 Brighton Road
Lancing
West Sussex
BN15 8LW

LPA ref: ADC/0385/09

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Mr Keith Morgan
Adur District Council
Civic Centre Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Our ref: HA/2009/108182/02-L01
Your ref:

Date: 30 October 2009

Dear Mr Morgan

PROPOSED 6-BEDROOM THREE STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION 68 - 70 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LW

The Environment Agency has recently been consulted by the Local Authority regarding the above development proposal. Please find enclosed a copy of our comments for your information.
This response represents our advice as a statutory consultee on environmental issues associated with the proposed development. The reply should not be confused with the Council's decision notice, which will be issued by the Local Authority following determination of the application. Please contact the Local Authority if you wish to discuss the final decision to be made on this application.
If you have any queries about the Agency's response, please don't hesitate to contact me.

Yours sincerely

Mrs HELEN TIER
Planning Liaison Officer (South Downs Area)

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
Cont/d..

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

Mr Keith Morgan
Adur District Council
Development Control
Civic Centre Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Our ref: HA/2009/108182/02-L01
Your ref: ADC/0385/09

Date: 30 October 2009

Dear Mr Morgan

PROPOSED 6-BEDROOM THREE STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION

68 - 70 BRIGHTON ROAD, LANCING, WEST SUSSEX BN15 8LW

Further to our correspondence with you on 29 October we can now amend our response as follows:

Environment Agency position

The proposed development will only be acceptable if the following planning condition is imposed:

Planning Condition

The development hereby permitted shall not be commenced until details of any excavation works of the secondary sea defence has been submitted and approved in writing by the Local Planning Authority (LPA)

Reason: To prevent the increased risk of flooding to third parties by ensuring the structural integrity of the existing secondary sea defence.

This defence provides flood protection to a number of properties in the area.

In accordance with the principles of Planning Policy Statement 25 – "Development and Flood Risk" (PPS25), Policy NRM4 – "Sustainable Flood Risk Management" of the South East Plan and Policy AP3 of the Adopted Adur District Local Plan 1993-2006

Planning Advice

Pollution Prevention

This site lies on Newhaven Chalk formation which is classified as a Principal Aquifer in terms of the quantity of water it can yield for supply and our policy for the protection of groundwater. Groundwater is potentially at risk from activities at this site

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.

There should be no discharge of silty or dirty water to any watercourse or surface water drain during and after the proposed works.

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 fax
Direct e-mail planning.southdowns@environment-agency.gov.uk

cc Atterbury Moore Associates

End