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

Our ref: HA/2010/111082/02-L01
Your ref: ADC/0365/09

Date: 23 February 2011

Dear Mr Barnett

DEMOLITION OF BUNGALOW (NO.27) AND REDEVELOPMENT INCLUDING DISUSED STORAGE SITE (NO.29) WITH 4 THREE-BEDROOM TERRACED HOUSES AT REAR AND 2 FLATS (1 ONE-BEDROOM AND 1 TWO-BEDROOM) AT FRONT WITH 10 CAR PARKING SPACES, STORAGE FOR 12 BICYCLES AND REFUSE/RECYCLING STORAGE

27 PENHILL ROAD, LANCING, WEST SUSSEX BN15 8HA

We are in receipt of the Preliminary Contamination Risk Assessment as completed by EAS Ltd (dated February 2011). We have now had an opportunity to review the report and are able to provide the following comments.

The risk assessment provides a desk study review of the historic setting of the site, it also includes some information of the current site conditions, however the development is largely complete with all former buildings and surfacing having been removed. The assessment is therefore limited to a review of the historic site uses.

The report does not refer to the intrusive investigation as completed by Terratec Services Ltd and therefore provides a limited understanding of the actual ground conditions. The Conceptual Model shows that the site to be underlain by Brickearth or Made Ground, above the Chalk aquifer. It is known from the Terratec borehole logs that only minimal amounts of Made Ground was identified.

The Terratec report did identify some degree of contamination under the properties (pre construction) at shallow levels, including elevated levels of lead, zinc, copper, Total Petroleum Hydrocarbons and slightly elevated Polycyclic Aromatic Hydrocarbons. It remains unclear what the source of the contamination is.

Using the information provided in the recent EAS Ltd report, together with the Terratec

Services report we consider there is a limited risk to controlled waters and no active investigation or assessment is required.

We are therefore able to recommend the discharge of planning condition 12 relating to contamination.

We also remind the applicant that if, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority (LPA)) shall be carried out until the developer has submitted and obtained written approval from the LPA, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

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)

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