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

Our ref: HA/2010/110341/01-L01
Your ref: ADC/0251/10

Date: 30 July 2010

Dear Mr Morgan

APPLICATION FOR NEW PLANNING PERMISSION IN ORDER TO EXTEND TIME LIMIT FOR IMPLEMENTATION OF L/114/05/TP FOR REDEVELOPMENT WITH CAR SHOWROOM BUILDING (WITH ANCILLARY MOT/PREPARATION BAY) AND OPEN CAR DISPLAY TO WEST
LANCING MANOR SERVICE STATION SITE, OLD SHOREHAM ROAD, LANCING, WEST SUSSEX

Thank you for consulting us on the above planning application.

Environment Agency Position
I can confirm we have no objections to the proposal as submitted providing the following planning conditions are imposed on any planning permission granted.

Condition 1
Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:
- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the

remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason:
To ensure the protection of the underlying groundwater from potential contamination associated with the former site activities in accordance with PPS23.

Condition 2
Prior to occupation of any part of the permitted development , a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason:
To ensue that remediation, if deemed necessary, is satisfactorily completed in accordance with PPS23.

Condition 3
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) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason:
To ensure that the controlled waters are protected from any contamination identified during the development, and that it is fully characterised and assessed in accordance with PPS23.

Condition 4
The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water, install oil and petrol interceptors and dispose of roof drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason:
To ensure the protection of controlled waters from surface water drainage from the proposed development in accordance with PPS23.

Soakaways for the disposal of clean uncontaminated surface water will be acceptable in principle. Soakaways must not be constructed in land affected by contamination, and the design/location of these should be informed by the findings of the site investigation

scheme.

Condition 5
Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:
To ensure that the construction of foundations does not result in pollution of controlled waters or mobilisation of contamination in accordance with PPS23.

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

Yours sincerely

Miss Catherine McLeod
Planning Liaison Officer

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