Ms Hannah Barker
Adur District Council
Development Control
Civic Centre Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Our ref: HA/2009/107515/01-L01
Your ref: ADC/029/09

Date: 20 August 2009

Dear Ms Barker

DEMOLITION OF CARE HOME AND REDEVELOPMENT TO PROVIDE 9 NO. FLATS (3 X 1-BED AND 6 X 2-BED), CAR PARKING AND 5 HOUSES

ELMCROFT, CROFT AVENUE, SOUTHWICK, BRIGHTON, BN42AA

Thank you for your consultation regarding the above which was received on 29 July. Please quote our reference number on any correspondence. Although we have no objection to the proposal as submitted we would like you to take the following into consideration:

Flood Risk

This proposal falls within the scope of our Flood Risk Standing Advice. Please refer to our Standing Advice which can be found at http://www.pipernetworking.com/floodrisk/ for the relevant comment relating to this proposal. Follow the link to the proposed development category (e.g.
"Operational development less than 1 hectare in Flood Zone 1") for guidance on surface water drainage information.

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

Land Contamination]

We have assessed the information provided on this site and has determined that any risks associated with potential land contamination are likely to be low with respect to Controlled Waters. As a direct consequence of this we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.

If circumstances change or other information comes to light that may affect this decision, please contact us again. You may however receive comments on other environmental aspects associated with this site for which we have a regulatory remit.

The LPA should ensure the principles of “Planning Policy Statement 23 – “Planning and Pollution Control,” (PPS23) Annex 2: Development on Land Affected by Contamination” are followed. This means that all risks from contamination (to human health, buildings and other property, the natural and historic environment) need to be identified so that appropriate action can be taken to address these risks.

Advice to applicant:

Although we have decided not to provide detailed comments or advice on this site, we encourage good practice on the assessment and remediation of contaminated sites. We recommend that you:

· Apply the risk- based framework set out in the Model Procedures for the Management of Land Contamination (CLR 11) and follow the guidance in that document so that you can make the best decisions for your site

· Refer to the Environment Agency guidance on requirements for land contamination reports

· Use BS 10175 2001, *Investigation of potentially contaminated sites – Code of Practice* as a guide to undertaking the desk study and site investigation scheme.

· Use MCERTS accredited methods for testing contaminated soils at the site

Consult our website at www.environment-agency.gov.uk for details.

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

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cc Barton Willmore

End