From: PlanningSSD
Sent: 18 October 2018 14:49
To: Marie O'Keeffe
Subject: RE: 243 Brighton Road, Lancing - AWDM/0979/18
Attachments: 2015 SSD External Consultation Checklist.pdf

Dear Marie,

Thank you for consulting the Environment Agency. However in line with the External Consultation Checklist we will not provide any response to applications that fall outside of the checklist and this applications falls outside of it. Therefore we have no comments to make.

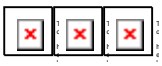
Kind Regards,
Sustainable Places Team
Solent and South Downs Area
PlanningSSD@environment-agency.gov.uk

From: Marie O'Keeffe [mailto:marie.o'keeffe@adur-worthing.gov.uk]
Sent: 18 October 2018 14:32
To: PlanningSSD <PlanningSSD@environment-agency.gov.uk>
Subject: 243 Brighton Road, Lancing - AWDM/0979/18

We have not received a response to our consultation dated 20.7.18. Please could you respond as a matter of urgency now?

Kind regards.
--

Marie O'Keeffe
Senior Planning Officer - Part Time, Adur & Worthing Councils
Phone: 01903 221425
Email: marie.o'keeffe@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



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When to consult the Environment Agency

Advice for Local Planning Authorities

April 2015

This guidance informs Local Planning Authorities (LPAs) of the types of planning consultations where the Environment Agency would like to be consulted. It describes the categories of development that could potentially impact on the environment and includes those for which we are listed as a statutory consultee in the Development Management Procedure Order 2015 (DMPO) and current Government planning policy.

The guidance does not override the requirement to use the Environment Agency's Flood Risk Standing Advice (FRSA).

Pre-application and planning application consultations

Category	Description
Cemeteries	Development relating to using land as a cemetery, including extensions.
Coastal erosion	Development (excluding minor development) located within Coastal Change Management Areas, as defined by the LPA.
Environmental Impact Assessment (EIA)	Development requiring an EIA, including scoping opinions and the environmental statement.
Flood risk	Development, other than minor development or as defined in our FRSA, which is carried out on land: • within Flood Zone 2 or 3, or • in an area within Flood Zone 1 which has critical drainage problems as notified by the Environment Agency.
Groundwater protection	Potentially contaminating development[1 2] located in Source Protection Zones.
Hazardous waste/Control of Major Accident Hazard Regulations (COMAH) Sites	Development: • of new establishments, or • modifications to existing establishments which could have significant repercussions on major accident hazards, or • within 250 metres, where the siting or development would increase the risk or consequences of a major accident.
Intensive farming	Development of intensive animal farming (such as pig or poultry) that may require an Environmental Permit[3].
Pollution from land contamination	Development on land where a previous use[1] of the site may have caused contamination.
Mineral Extraction	Development involving or including mineral and mining operations and restoration schemes relating to such development.
Oil and fuels	Development for the purpose of refining or storing non-domestic oils and their by-products.
Refuse or waste	Development that includes: • the storage or spreading of sludge or slurry, or • the storage, transfer, process, treatment and / or use of refuse or

	waste.
Non-mains drainage	Major development proposing to use non-mains foul drainage.
Works affecting a watercourse	Development involving carrying out works or operations in the bed of or within 8 metres of the top of the bank of a Main River as notified by the Environment Agency.
Discharge / variations of Conditions	Only consultations where the Environment Agency has requested the condition be attached to the planning permission.
Planning appeals –	Only appeals related to an Environment Agency objection or recommended condition.

Strategic Consultations

Category	Description
Local Plans	Development Plan Documents, including documents prepared individually or in co-operation with other LPAs.
Environmental evidence documents	Including, but should not be limited to: • Water Cycle Strategy. • Strategic Flood Risk Assessment. • Surface Water Management Plan. • Strategic Infrastructure Plan. • Environmental or Green Infrastructure Study. • Strategic Housing Land Availability Assessment.
Strategic Environmental Assessment (SEA)/Sustainability Assessment (SA) of local plans	SEA/SA of local plan documents, including screening, scoping, draft and final report and post adoption statement.
Other strategic planning allocations	Including, but should not be limited to enterprise zones, garden cities and other strategic growth proposals such as urban expansions.

Endnotes -

[1] - As defined on gov.uk, Land contamination DoE industry Profiles
[2] - This type of development also includes the storage of potentially contaminating substances as defined in DoE industry profiles
[3] - An environmental permit is required for the development of or expanding of, an existing facility with more than 750 sows or 2,000 production pigs over 30kg or 40,000 poultry
[4] - Controlled waters are rivers, streams, estuaries, canals, lakes, ponds, ditches, groundwater and coastal waters.