

West Sussex County Council
Development Control
County Hall Tower Street
Chichester
West Sussex
PO19 1RH

Our ref: HA/2021/123395/01-L01
Your ref: WSCC/028/21

Date: 17 August 2021

Dear Sir/Madam

THE CONTINUED WINNING, WORKING AND PROCESSING OF SAND FROM THE EXISTING ROCK COMMON QUARRY, THE IMPORTATION OF INERT CLASSIFIED ENGINEERING AND RESTORATION MATERIAL, THE STOCKPILING AND TREATING OF THE IMPORTED MATERIAL, THE PLACEMENT OF THE IMPORTED MATERIAL WITHIN THE QUARRY VOID AND THE RESTORATION AND LANDSCAPING OF THE QUARRY ROCK COMMON QUARRY, THE HOLLOW, WASHINGTON, PULBOROUGH, RH20 3DA

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position below.

Environment Agency Position

The comments provided in this response at this time only relate to Flood Risk as further information is required. We have further comments to make with regard to the protection of groundwater and other matters within our remit.

In the absence of an acceptable Flood Risk Assessment (FRA) we **object** to the grant of planning permission and recommend refusal on this basis for the following reasons:

Reason

The FRA submitted with this application does not comply with the requirements set out in paragraph 9 of the Technical Guide to the National Planning Policy Framework. The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to

1. Take the impacts of climate change into account
2. Consider the effect of a range of flooding events including extreme events on people and property.
3. Detail the how the ground levels will change in the flood risk area.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

4. Show provision of compensatory flood storage

Overcoming our Objection

You can overcome our objection by submitting an FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application.

It is unclear from the submitted information what operations are taking place in the flood zones. We require further details about the proposed changing ground levels in the flood zone, current and proposed ground levels and where the proposed inert materials are to be located.

If there will be a change in the ground levels in the flood risk areas this could increase the flood risk elsewhere, therefore the applicant will need to demonstrate that flood plain compensation has been adequately provided and evidence that the flood risk elsewhere would not be increased.

If the applicants or agents wish to discuss this position with us, they should contact PSOWestSussex@environment-agency.gov.uk

Advice to LPA

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

We ask to be re-consulted with any updates of the FRA. We will provide you with bespoke comments within 21 days of receiving formal reconsultation.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250

Direct e-mail planningSSD@environment-agency.gov.uk